

Service Centres

Update to site assessments including information on availability of land, suitability of site, viability and deliverability timescales

Part 2 of 3 – 30th May 2017

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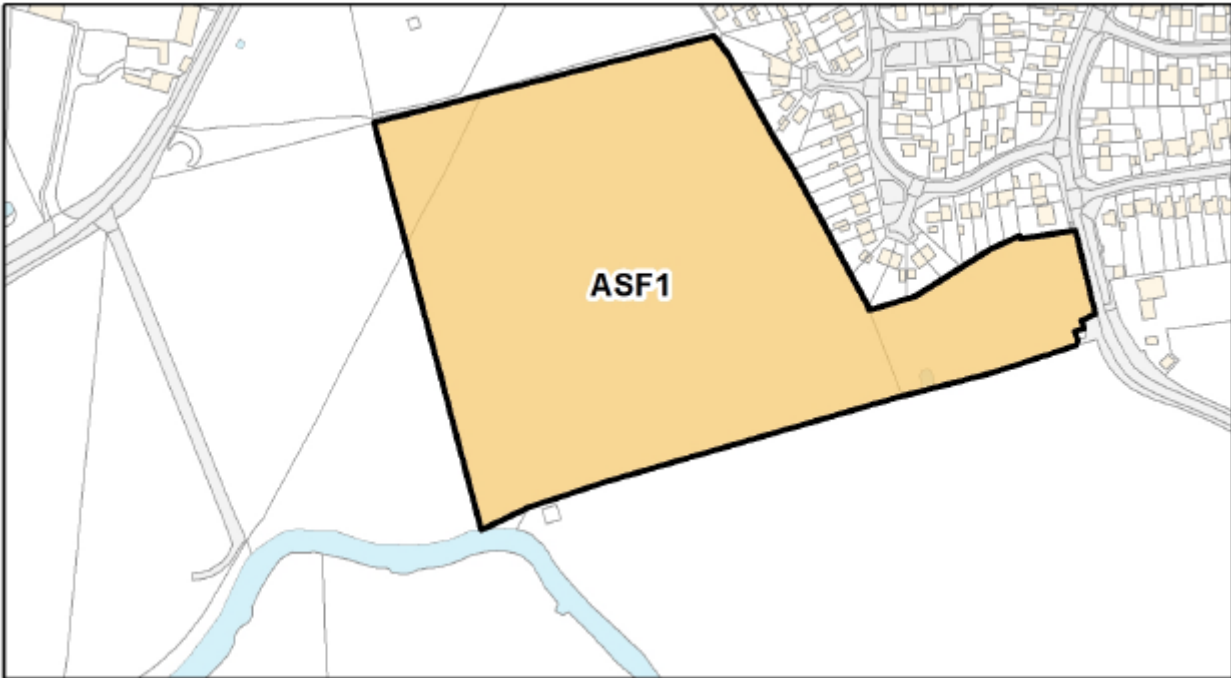
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Please note: Any sites that were assessed and attributed a red RAG rating meaning that they were considered not suitable for development in the initial site assessments have not been carried forward into this site assessment update. These sites can be found in the previous documentation on Site Assessments and Ranking of Sites which were presented to Full Council on the 19th September 2016.

Asfordby – Update to Site Assessments and Ranking

Updated Rank May 2017	Initial Rank September 2016	Address	Initial Reference	Updated Allocation Reference May 2017	Initial Allocation Reference September 2016	Updated Capacity May 2017	Initial Capacity September 2016	Score from Assessment Update	Summary of Assessment Update
1	1 Land off A606	MBC/001/13 Station Lane & south of Klondyke Way	MBC/106/13 & MBC/014/14	ASF1	ASF1	100	100	30	Planning permission approved for 100 dwellings.
2	2	Fields south of Bypass and north of Regency Road	MBC/104/13 , MBC/006/13 & MBC/006/15	ASF2	ASF2	60	60	31	The site could provide much needed housing in Asfordby with a minimal visual impact upon the existing settlement. Subject to access from Regency Road the site could be very well accessed and could integrate well into the village and have good access to services and facilities in the village. Whilst the site is greenfield it is not considered to significantly contribute to the rural setting of the village.
3	3	Paddocks west of Saxelby Road & south of Loughborough Road	MBC/108/13	Not Allocated	ASF3	0	21	31	The site is easily accessible via Saxelby Road, however there are existing parking problems along this street which would need to be overcome. There are no known significant constraints on the site however a reasonable amount of site clearance would be required There is a public bridleway running along the southern boundary which would provide additional pedestrian and cycle access to Loughborough Road. Following an extensive search, no landowner has been found for this site, it is therefore not known whether the land is available or deliverable and therefore it has been removed from the allocations.

Site Assessments – Asfordby					
Site Reference	ASF1 (MBC/148/14, MBC/106/13)				
Site Address	Land east of Station Lane & south of Klondyke Way				
Settlement	Asfordby				
Settlement Category	Service Centre				
Gross Site Area	5.66ha				
Net Site Area & Reason	5.66ha (permission granted)				
Capacity & Calculation Formula	100 – planning permission 14/00980/OUT granted for 100				
Planning History	14/00980/OUT granted in April 2016 for 100 dwellings. 16/00373/REM currently pending				
Land Owner/ Agent providing update	Rob Thorley - Jelson	Last update received	8 th February 2017	Assessment last updated	8 th February 2017

Overall Summary			
Site has planning permission for 100 dwellings and the reserved matters application is currently being considered. The site is well located adjacent to the existing settlement with access to services, facilities and public transport.			
Issues/ constraints to be mitigated			
Planning permission granted.			
Availability	Suitability	Deliverability	Viability
Land available now	Planning permission granted and reserved matters application currently being considered.	Allowing 3 months for site preparation an expected delivery of first home is June 2018 at a rate of 3-4 per month	No known issues

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability
Conclusion of Committee Report relating to 14/00980/OUT
<p>The application seeks outline consent for a residential development of up to 100 dwellings. Approval is sought for the access into the site and the principles of residential development on the outskirts of Asfordby. It is considered that the application presents a balance of competing objectives and the Committee is invited to reconcile these in reaching its conclusion.</p> <p>The Borough is deficient in terms of housing land supply more generally and this would be partly addressed by the application, in a location that is considered to perform very well in terms of sustainability; access to services and facilities and with good transport links. Affordable housing provision remains one of the Council's key priorities. This application presents affordable housing that helps to meet identified local needs. Accordingly, the application presents a vehicle for the delivery of affordable housing of the appropriate quantity, in proportion with the development and of a type to support the local market housing needs. Asfordby is considered to be a location with strong sustainability 'credentials', suitable for housing growth and adequate access and parking provisions can be provided and maintained to the satisfaction of the Highways Authority. It is considered that these facts are a material consideration of significant weight in favour of the application.</p> <p>There are a number of other positive benefits of the scheme which include biodiversity enhancement, surface water management in the form of a sustainable drainage, developer contributions to mitigate impacts upon the highways network a development of this size would provide that would also be of benefit to exiting road users.</p> <p>It is considered that balanced against these positive elements are the site specific concerns raised in representations, particularly the development of the site from its greenfield status outside of the village envelope and impact on the character of the rural village.</p> <p>In conclusion it is considered that, on the balance of the issues, there are significant benefits accruing from the proposal when assessed as required under the guidance in the NPPF in terms of housing supply and affordable housing in particular. The balancing issues – development of a greenfield site outside of the village envelope – is considered to be of limited harm in this location due to the site characteristics and the limited importance assigned by policy in the NPPF.</p> <p>Applying the 'test' required by the NPPF that permission should be granted unless the impacts would "significantly and demonstrably" outweigh the benefits; it is considered that permission can be granted.</p> <p>Recommendation: PERMIT, subject to conditions</p> <p>The full application details, committee report and decision notice can be found on the planning online system at www.melton.gov.uk</p>

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None (adjacent to the site)
Water Mains	Adjacent
Sewers	Surface water drain runs across narrow part of site and foul lateral drain along boundary
Oil pipelines	None
Power lines	Yes – Overhead Line – Planning permission granted.

Sustainability Appraisal Summary

Potential significant positive effects were identified for this site in relation to SA objectives 1: housing, 2: education, 3: transport, 4: employment, 9: social inclusion, 10: poverty and deprivation, 14: health and 15: energy efficiency. Potential significant negative effects were identified in relation to SA objective 5: landscape, 8: mineral resources and soil quality. The SA states that mitigation may be possible. The site has the benefit of planning permission and these issues were taking into account when assessing and determining the planning application.

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues raised

Deliverability						
Is there any infrastructure required that would impact on delivery?	No					
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?	None raised					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	Yes	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	N/A – Reserved Matters is pending consideration					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	3 months					
When is it expected that the first dwelling on site will be completed?	June 2018					
What is the planned phasing of delivery?	3-4 per month					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

ASF1

Land east of Station Lane and south of Klondyke Way
Asfordby



Picture A:



Picture B:

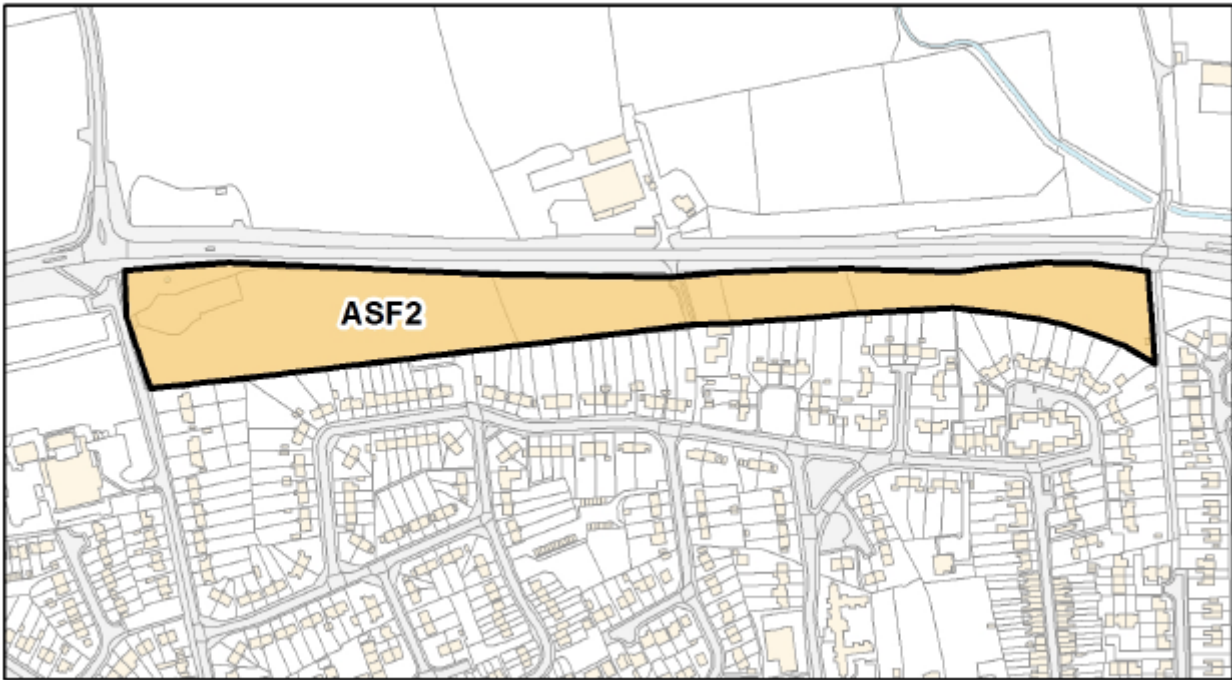


Picture C:



Picture D:



Site Assessments – Asfordby					
Site Reference	ASF2 (MBC/006/15, MBC/104/13, MBC/006/13)				
Site Address	Land between Bypass and Regency Road				
Settlement	Asfordby				
Settlement Category	Service Centre				
Gross Site Area	3.19ha				
Net Site Area & Reason	1.99ha (62.5% of 3.19ha)				
Capacity & Calculation Formula	60 (1.99ha x 30 dph)				
Planning History	16/00539/OUT currently under consideration for 55 dwellings				
Land Owner/ Agent providing update	Maurice Fairhurst	Last update received	27 th January 2017	Assessment last updated	6 th February 2017

Overall Summary			
<p>The site could provide much needed housing for Asfordby with a minimal visual impact upon the existing settlement. Subject to access from Regency Road the site could be very well accessed and could integrate well into the village and have good access to services and facilities in the village. Whilst the site is greenfield it is not considered to significantly contribute to the rural setting of the village.</p>			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Access to the site from Regency Road 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that site was suitable for development.	No timescales set out other than delivery within 5 years	No known issues – Agent noted that developer contributions have to be factored in to viability tests but has confirmed that this does not mean the site is unviable.

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	9
Has written confirmation been received from all landowners to confirm the land is available?	Yes - formal legal agreement prepared by Freeths Solicitors of Nottingham

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); - (negative); -- (Strong negative).
Meeting identified need;	Yes, potential for market and affordable dwellings	++
Relationship / connectivity with host settlement;	Well connected to the host settlement via roads and footpaths, taking in a small part of land between the existing residential development and the A6006 Asfordby bypass.	++
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Local shops and bus routes approx. 300 metres away	++
Proximity to employment;	Employment opportunities are mainly located in Asfordby Business Park and Melton Mowbray including: <ul style="list-style-type: none"> • 1.84km Holwell Works • 2.06km Asfordby Business Park • 2.26km Stanton PLC • 2.84km Melton & Kettleby Foods • 3.44km Leicester Road Estate 	+
Availability of public transport;	There is a service Leicester to Melton (and vice versa) every 20 minutes. There is a Grantham / Loughborough bus service that passes through Asfordby once an hour.	++
Brownfield land.	No, the site is currently greenfield, used for horse grazing and partially overgrown	- -
Loss of employment or other beneficial use	None	0
Access / including public footpath access;	The main access from Regency Road is not within the SHLAA red line which could cause issues re land ownership. It would be possible to gain access to the site from Saxelby Road however this is not ideal due to the	+

¹ MfS indicates 800 metres can be walkable.

	<p>car parking issues along this road caused by the school. These could be overcome by double yellow lines to prevent parking.</p> <p>Highway Authority Response December 2016: The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: A Transport Statement should be submitted as part of any planning application, addressing the access issues and in particular looking at the effect the development would have on Saxelbye Road in the vicinity of the school with mitigation measures proposed.</p> <p>Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p>													
Major infrastructure requirements (transport schemes etc)	None	++												
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Captains Close Primary School is approximately 500 metres from the site and has an agreed capacity of 189 pupils. There is currently capacity for 31 spaces (January 2017) and the school is forecasted to have a capacity of 8 spaces by January 2021.</p> <p>The Local Education Authority has not raised Captains Close Primary School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="734 1034 1585 1222"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>ASF1</td> <td>100</td> <td>24</td> </tr> <tr> <td>ASF2</td> <td>60</td> <td>14</td> </tr> <tr> <td>Total</td> <td>160</td> <td>38</td> </tr> </tbody> </table> <p>Secondary Education: The nearest secondary schools are 4km to the east and include Long field Academy and John Ferneley College in Melton Mowbray. Students would catch the bus to school from this location. It is recognised that as a result</p>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	ASF1	100	24	ASF2	60	14	Total	160	38	+
Ref	Site Capacity	No. of school places generated (0.239 per dwelling)												
ASF1	100	24												
ASF2	60	14												
Total	160	38												

of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
ASF1	100	17
ASF2	60	10
Total	160	27

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Asfordby is covered by Latham House Medical Practice and Asfordby

	<p>Surgery which have 35,600 registered patients who are served by 20 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	The site is 260m outside of the Asfordby conservation area. The nearest listed building is 290m away, the Barn at the Old Hall. There are no Scheduled Monuments nearby. There are no known archaeological issues.	++
Flooding/Drainage	The site is in flood zone 1 apart from a small area to the east of the site where 1315 square metres of the site is in flood zone 3b.	+
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	The site is not a SSSI / CA / LWS and there are no known protected species and habitats on site.	++
TPO / Ancient woodland;	No	++
Historic Park;	No	++
Technical constraints (contamination / land stability);	None known	++
Landscape designation (<i>influence report – designation</i>).	This site has not been given a designation as it is framed by the bypass to the north and the existing residential development to the south	++
Visual Impact	The site is very well screened to the north by dense hedgerow and mature trees. It is surrounded by residential dwellings to the south	++

	where there could be adequate mitigation for residential privacy and amenity	
Agricultural Land classification	3a / 3b	+
Noise or other pollutants	There may be noise experienced from the A6006 to the north of the site, however it is considered that this could be mitigated	+

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None - Low Pressure Mains adjacent the site
Water Mains	None
Sewers	Surface water drain crosses site
Oil pipelines	None
Power lines	Yes – Underground (LV) & Underground (HV)

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 4: employment, 9: social inclusion, 10: poverty and deprivation and 15: energy efficiency. No potential significant negative effects were identified.

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No known issues – Agent noted that developer contributions have to be factored in to viability tests but has confirmed that this does not mean the site is unviable.

Deliverability						
Is there any infrastructure required that would impact on delivery?	No					
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?	Affordable housing Contributions to County Council Services including off site highway improvements, education (£83,660), civic amenity site (£4,546), and libraries (£ 1,620)					
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?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	16/00539/OUT pending consideration	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Not identified					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Not identified					
What is the planned phasing of delivery?	Not identified					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Possibly – Jelson site on Station Road (Competition)					
When is it envisaged that the affordable housing element will be delivered?	Within 5 years					

ASF2

Land between bypass and dwellings along Regency Rd
Asfordby



Picture A:



Picture B:

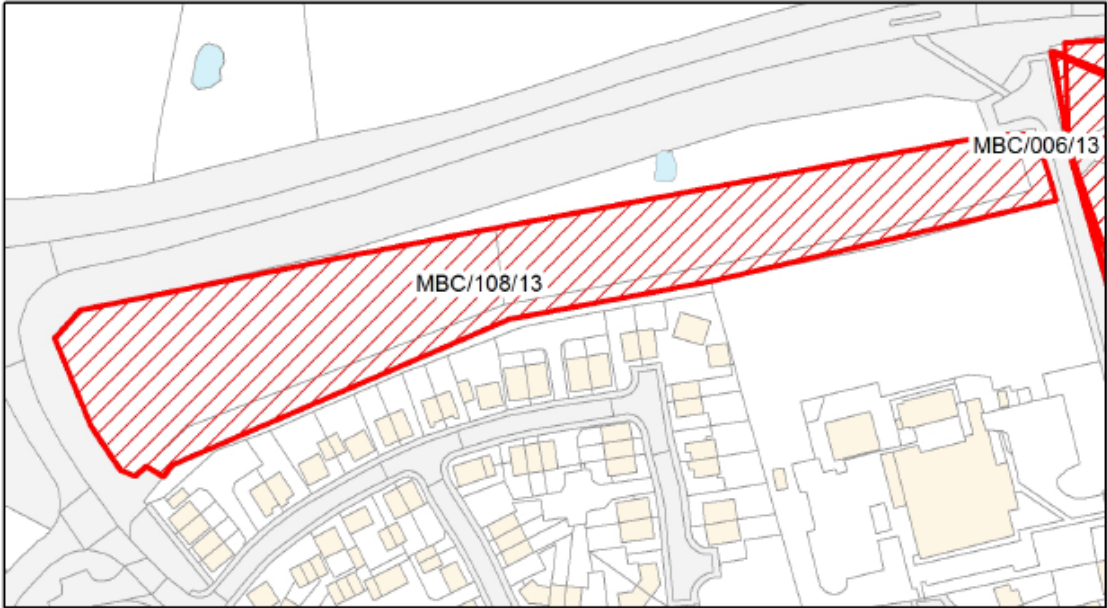


Picture C:



Picture D:



Site Assessments – Asfordby					
Site Reference	MBC/108/13 (Initially ASF3)				
Site Address	Paddocks west of Saxelby Road and south of Loughborough Road				
Settlement	Asfordby				
Settlement Category	Service Centre				
Gross Site Area	1.01ha				
Net Site Area & Reason	0.83ha (82.5% of 1.01ha)				
Capacity & Calculation Formula	21 (0.83ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Unable to find landowner	Last update received	Unable to find landowner	Assessment last updated	13 th February 2017

Overall Summary			
<p>The site is easily accessible via Saxelby Road, however there are existing parking problems along this street which would need to be overcome to allow the site to be developed. There are no known significant constraints on the site, however a reasonable amount of site clearance would be required as it is at present overgrown. There is a public bridleway running along the southern boundary which would provide additional pedestrian and cycle access to Loughborough Road. Following an extensive search, no landowner has been found for this site, it is therefore not known whether the land is available or deliverable.</p>			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Noise from the adjacent A6006 traffic The level of contribution required in order to meet education, health care and other necessary infrastructure requirements 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Unable to find landowner	Site assessment concludes that the site is suitable for development	Unable to find landowner	No known issues

Availability	
Is the land available for development now?	Unknown – unable to find landowner
If the site is not available now, when will it become available?	Unknown – unable to find landowner
How many landowners are involved in the site?	Unknown – unable to find landowner
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); - - (Strong negative).
Meeting identified need;	The site should be able to provide more than 20 dwellings, with a mix of market and affordable	++
Relationship / connectivity with host settlement;	The main settlement of Asfordby is directly to the south of the site, with the site enclosed by the A6006 to the north. The potential for connectivity to the village from the site is good, and the site is well related to the existing built form of the village.	++
Access to services and facilities (by foot (ideally 800m ²) / bicycle (2km) or public transport.	Access to the village would likely be via Saxelby Road, and possibly via Loughborough Road. Local services and facilities are approximately 600 metres from the site, and access to local bus routes approximately 200 metres from the site, with access to bus routes to Leicester approximately 500 metres.	++
Proximity to employment;	Employment opportunities are mainly located in Asfordby Business Park and Melton Mowbray including: <ul style="list-style-type: none"> • 2.33km Holwell Works • 2.49km Asfordby Business Park • 2.74km Stanton PLC • 3.34km Melton & Kettleby Foods • 3.86km Leicester Road Estate 	+
Availability of public transport;	There is a service Leicester to Melton (and vice versa) every 20 minutes. There is a Grantham / Loughborough bus service that passes through Asfordby once an hour.	++

² MfS indicates 800 metres can be walkable.

Brownfield land.	The land is greenfield, and doesn't appear to be occupied at present.	- -												
Loss of employment or other beneficial use	None	0												
Access / including public footpath access;	<p>Vehicular access could be achieved from Saxelby Road, however this would require the imposition of parking restrictions on Saxelby Road which at present is heavily used for car parking for the Captains Close school, effectively making the road single track. There is a public bridleway which runs along the southern boundary of the site.</p> <p>Highway Authority Response December 2016: The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p>	+												
Major infrastructure requirements (transport schemes etc)	It is not considered that there would be any major infrastructure requirements associated with this site.	++												
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Captains Close Primary School is approximately 500 metres from the site and has an agreed capacity of 189 pupils. There is currently capacity for 31 spaces (January 2017) and the school is forecasted to have a capacity of 8 spaces by January 2021. The Local Education Authority has not raised Captains Close Primary School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>ASF1</td> <td>100</td> <td>24</td> </tr> <tr> <td>ASF2</td> <td>60</td> <td>14</td> </tr> <tr> <td>Total</td> <td>160</td> <td>38</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	ASF1	100	24	ASF2	60	14	Total	160	38	+
Ref	Site Capacity	No. of school places generated (0.239 per dwelling)												
ASF1	100	24												
ASF2	60	14												
Total	160	38												

Secondary Education:

The nearest secondary schools are 4km to the east and include Long field Academy and John Ferneley College in Melton Mowbray. Students would catch the bus to school from this location. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
ASF1	100	17
ASF2	60	10
Total	160	27

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local

	<p>hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.</p> <p>NHS General Practice Health Services: Asfordby is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	The site is 295m outside of the Asfordby conservation area. The site is 445m to the nearest listed building, the Bluebell Public House. It is not known whether there are any archaeological features on the site.	++
Flooding/Drainage	The site is in flood zone 1, so it is unlikely that there would be flooding issues on site.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	There are no known protected species on the site, and it doesn't form part of a SSSI / SAC / LWS.	++

TPO / Ancient woodland;	There are no trees with TPOs on the site and it does not have ancient woodland on it	++
Historic Park;	It is not a historic park	++
Technical constraints (contamination / land stability);	There are no known technical constraints on the site	++
Landscape designation (<i>influence report – designation</i>).	The site was not assessed in the settlement fringe landscape sensitivity analysis, and the development of this site is not considered to have an adverse impact upon the appearance of the settlement edge	++
Visual Impact	The site is at present very overgrown, however there is a mature hedge and trees to the north of the site providing a buffer between the site and the A6006. It is considered that the development of this site would have a minimal visual impact, so long as the screening to the north is retained.	++
Agricultural Land classification	2 to the west of the site, 3a/b to the east of the site.	+
Noise or other pollutants	There is potential for noise from the traffic on the A6006, however this could be adequately mitigated. No other pollutants are known.	+

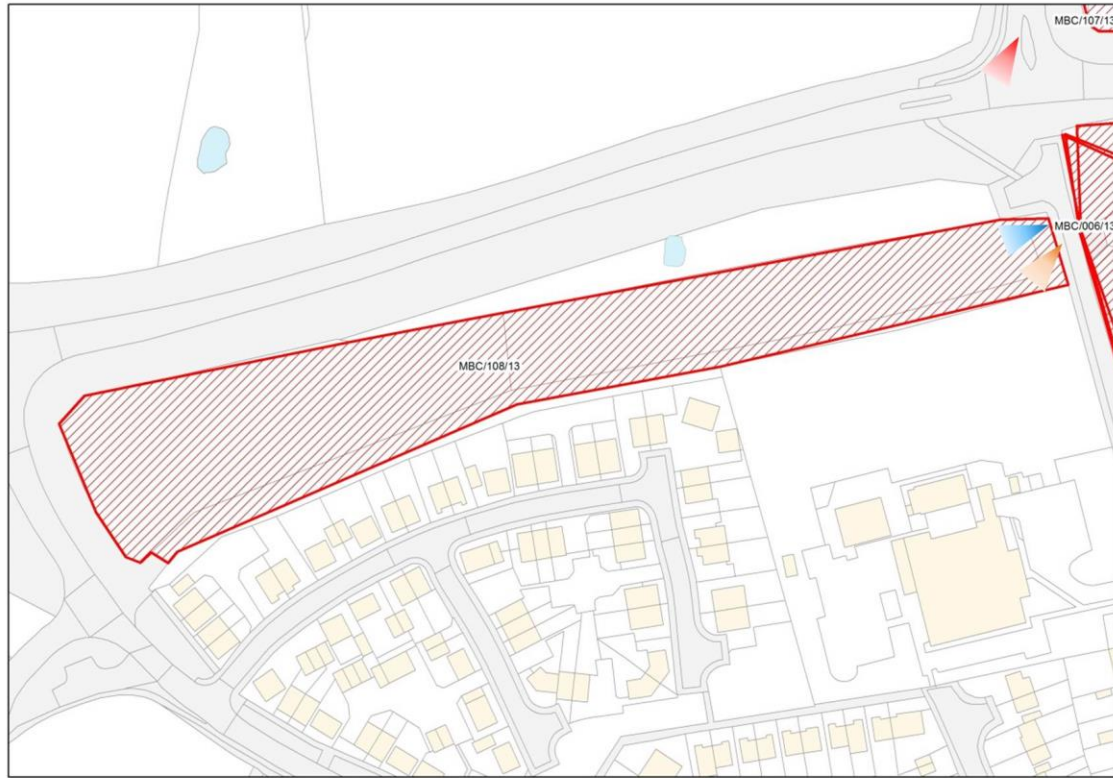
Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None - Low Pressure Mains adjacent the site
Water Mains	None
Sewers	None
Oil pipelines	None
Power lines	Yes –Underground (HV) in very small area on edge of site
Sustainability Appraisal Summary	
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 9: social inclusion, 10: poverty and deprivation and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 8: mineral resources and soil quality. The SA states that the level of impact is dependent on the soil quality of the site. The soil quality varies and includes grade 2, 3a and 3b.	

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues identified – however Unable to find landowner

Deliverability						
Is there any infrastructure required that would impact on delivery?	Unable to find landowner					
If so, what are the requirements and associated timescales?	Unable to find landowner					
What are the key constraints that need to be dealt with in order to bring the site forward?	Unable to find landowner					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	Unable to find landowner					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	Unable to find landowner					
Is there agreement with the landowner/s that the site is available and deliverable?	Unable to find landowner					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)		Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	Unable to find landowner
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Unable to find landowner					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	Unable to find landowner					
How long has been allowed for site preparation works?	Unable to find landowner					
When is it expected that the first dwelling on site will be completed?	Unable to find landowner					
What is the planned phasing of delivery?	Unable to find landowner					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Unable to find landowner					
When is it envisaged that the affordable housing element will be delivered?	Unable to find landowner					

MBC/108/13

*Paddocks west of Saxelby Road and south Lough. Rd.
Asfordby*



Picture A:



Picture B:



Picture C:



Bottesford – Update to Site Assessments and Ranking

Updated Rank May 2017	Initial Rank September 2016	Address	Initial Reference	Updated Allocation Reference May 2017	Initial Allocation Reference September 2016	Updated Capacity May 2017	Initial Capacity September 2016	Score from Assessment Update	Summary of Assessment Update
-	1	Land adjoining Belvoir Road (The Wickets)	12/00123/OUT & 13/00722/REM	Not allocated	BOT1	0	34	N/A	Site completed April 2017. As site is complete it is removed from the allocations under C1(a) and is now recorded as completions.
1	2	Land rear of Daybell's Farm and no. 18 Grantham Road	MBC/013/16, MBC/142/13	BOT1	BOT2	41	35	25	Site is made up of three separate but adjacent parcels of land. Well located to the village and would represent a small infill site with good connectivity to surrounding area. Some concern over access and loss of agricultural land. Highways Authority have been consulted and have not objected in principle to the site. The use of land for agricultural purposes is distinctly limited due to the location of the site within the centre of the village with limited access for larger agricultural vehicles.
2	3	Land off Grantham Road	MBC/011/13 & MBC/166/15	BOT2	BOT3	65	102	24	Site is made up of two separate but adjacent parcels of land. Well related to village. Original site area submitted has been reduced to limit development in flood risk areas. Good access and links to village, however some distance from facilities. Former landfill which may require mitigation on part of the site.
3	4	Rectory Farm	MBC/057/13	BOT3	BOT4	163	150	19	Site reasonably well related to settlement. Agent has provided potential access details which have been assessed by Highways and considered appropriate. The original site area submitted has been reduced omitting

									the eastern parcels of land which were raised by Historic England as having significant constraints. Flood risk and wildlife impacts also provide some constraints.
4	5	Land at bottom of Beacon Hill, Normanton Lane	MBC/152/15	BOT4	BOT5	55	84	19	Site well located in relation to village facilities, however outside the natural boundary of the village formed by the railway line. Site forms part of the open countryside setting of the village. However no major constraints to development and could be delivered early.

Site Assessments – Bottesford					
Site Reference	12/00123/OUT & 13/00722/REM (Initially BOT1)				
Site Address	Land adjoining Belvoir Road (The Wickets)				
Settlement	Bottesford				
Settlement Category	Service Centre				
Gross Site Area	1.8ha				
Net Site Area & Reason	1.8ha (permission granted)				
Capacity & Calculation Formula	34 (34 of 56 not complete)				
Planning History	12/00123/OUT & 13/00722/REM				
Land Owner/ Agent providing update	Barratt Homes	Last update received	9 th January 2017	Assessment last updated	23 rd January 2017

Overall Summary			
<p>Outline planning permission and reserved matters granted for 56 dwellings (including 22 affordable homes). Site under construction with 34 dwellings still to be delivered at 31/03/2016.</p> <p>Update 09/01/2017. All should be built by end of March 2017 but there is potential for 3 or 4 to slip over into April 2017. Site removed from allocations as it is completed April 2017.</p>			
Issues/ constraints to be mitigated			
None – dealt with through planning application.			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Planning permission granted	Dwellings being delivered now. 30 will have been completed by March 2017. Remaining 4 will be completed April 2017.	Viable

Availability	
Is the land available for development now?	Yes – Under construction
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	N/A – Under construction
Has written confirmation been received from all landowners to confirm the land is available?	N/A – Under construction

Suitability	
Conclusion of committee report for planning application 12/00123/OUT	
<p>It is considered that the application presents a balance of competing objectives and the Committee is invited to reconcile these in reaching it's conclusion.</p> <p>Affordable housing provision remains one of the Councils key priorities and despite strenuous efforts in recent years, none has been provided in Bottesford. This application presents affordable housing in a quantity and type that satisfies identified local needs and the developer has secured the commitment of a Registered Provider to develop them. Accordingly, the application presents a vehicle for the delivery of affordable housing of the appropriate quantity, type and location and it is considered that this is a material consideration of significant weight in favour of the application. The Borough is also deficient in terms of housing land supply more generally and similarly this would be addressed by the application, in a location that is considered to be sustainable in terms of access to services and facilities and with good transport links. These issues have been examined on appeal which concluded in these terms.</p> <p>A series of issues have been raised which can be addressed without adding weight either in favour or against the application, either because they have not been substantiated or because solutions have been put forward. These are addressed above and the Committee will note the comments made in respect of access/road safety, infrastructure, wildlife interests, residential amenity, drainage, recreation provision (R1) and latterly flood risk.</p> <p>It is considered that balanced against these positive elements are the site specific concerns raised in representations, particularly the development of the site from its green field state and the inclusion of land outside the village envelope. The former is considered to be alleviated by the planning policy position and the expectations of the NPPF (see commentary on page 11 above) but judgement is required for the latter in terms also set out on page 11 -13.</p> <p>In conclusion it is considered that, on the balance of the issues, there are significant benefits accruing from the proposal when assessed as required under the guidance in the NPPF in terms of housing supply and affordable housing in particular. The balancing issues – development of a greenfield site and protrusion into the open countryside – are considered to be of limited harm, particularly because they can be controlled by conditions to limit their adversity (for example, limiting the houses to the part of the site within the village envelope only).</p> <p>Applying the 'test' required by the NPPF that permission should be granted unless the impacts would "significantly and demonstrably" outweigh the benefits; it is considered that permission can be granted.</p> <p>Recommendation: PERMIT, subject to conditions. The full report and decision notice can be found on planning online at www.melton.gov.uk</p>	

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None – Adjacent the site, gas installed as part of the development
Water Mains	Integrated within development
Sewers	None
Oil pipelines	Part of site to south within buffer zone only
Power lines	None

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 9: social inclusion, 10: poverty and deprivation, 14: health inequalities and 15: energy efficiency. Potential significant negative effects were identified in relation to SA objective 5: landscape, 6: biodiversity and 8: land and mineral resources and soil quality. The site has the benefit of planning permission which dealt with these issues.

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	None

Deliverability						
Is there any infrastructure required that would impact on delivery?	N/A – Under construction					
If so, what are the requirements and associated timescales?	N/A – Under construction					
What are the key constraints that need to be dealt with in order to bring the site forward?	N/A – Under construction					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A – Under construction					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A – Under construction					
Is there agreement with the landowner/s that the site is available and deliverable?	N/A – Under construction					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)	Yes	Outline		No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	N/A – Under construction					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A – Under construction					
How long has been allowed for site preparation works?	N/A – Under construction					
When is it expected that the first dwelling on site will be completed?	N/A – Under construction					
What is the planned phasing of delivery?	30 completed by March 2017. Remaining 4 completed in April 2017.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	N/A – Under construction					
When is it envisaged that the affordable housing element will be delivered?	22 affordable homes being completed alongside market housing					

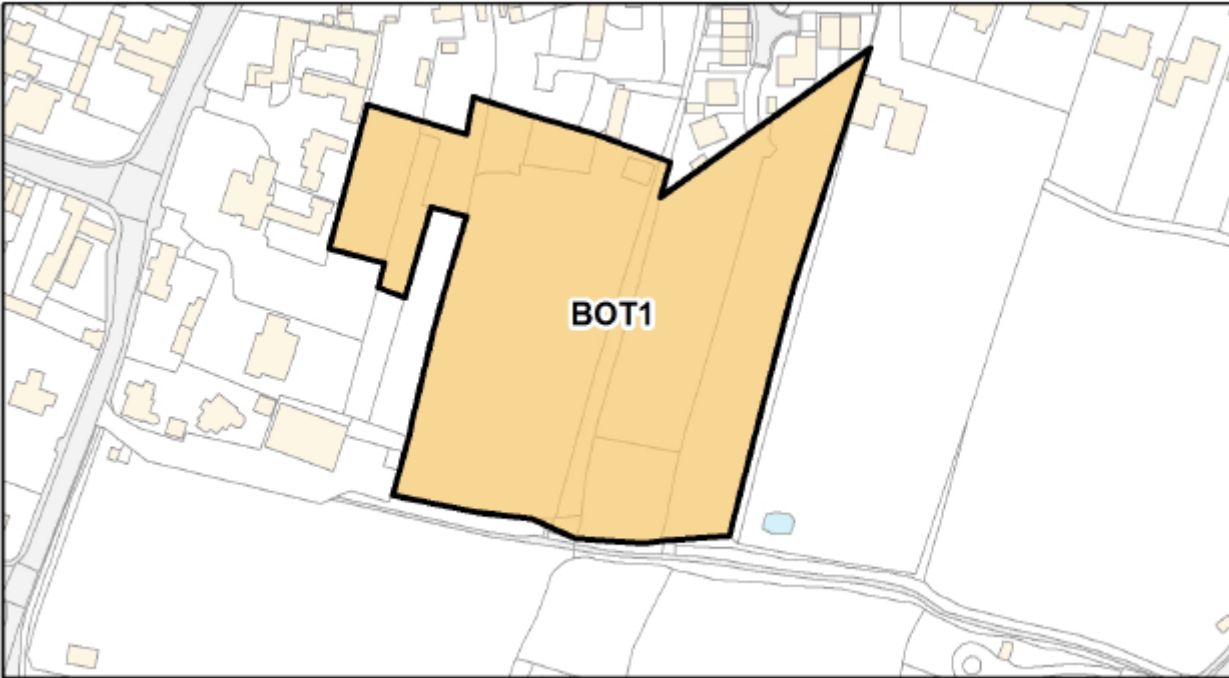
12/00123/OUT

Land adjoining Belvoir Road and Green Lane
Bottesford



Picture A:



Site Assessments – Bottesford					
Site Reference	BOT1 (initially BOT2) (MBC/013/16 & MBC/142/13)				
Site Address	Land rear of Daybell's Farm & land adjacent 18 Grantham Road				
Settlement	Bottesford				
Settlement Category	Service Centre				
Gross Site Area	1.64ha (gross area = 1.71ha – 0.07ha within flood risk zone 3b)				
Net Site Area & Reason	1.35ha (82.5% of 1.64ha)				
Capacity & Calculation Formula	41 (1.35ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Herbert Daybell; Colin Wilkinson; Michael Arlington	Last update received	6 th February 2016	Assessment last updated	6 th February 2017
Overall Summary					
Well located in the village and would represent a small infill site with good connectivity to the surrounding area. Some concern over access and loss of agricultural land, however, consider it to be potentially suitable for allocation.					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Design/relationship to conservation area; • Flooding mitigation; • Access 					
Headline Information					
Availability	Suitability	Deliverability		Viability	
Land available now	Site assessment concluded that the site was suitable for development.	Part of the site (western section) is more advanced with a planning application due to be submitted in Spring 2017. The remainder is split between two owners who are looking more longer term for development.		No issues raised	

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	3
Has written confirmation been received from all landowners to confirm the land is available?	Herbert Daybell – Yes Colin Wilkinson – Yes subject to resolving access capacity Michael Arlington – Yes

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within less than 200m of the village centre. Adopted footways provide opportunities for walking. Bus services run regularly through the village giving access to Melton, Bingham and Grantham	++
Access to services and facilities (by foot (ideally 800m ³) / bicycle (2km) or public transport.	The site sits East of the centre within less than 200m distance. Services and facilities are easily accessible on foot, bicycle and public transport. The village is served by a regular bus service Monday to Friday only. Bus stops are located at the entrance to the site. The Train Station is within 500m distance from the site.	++
Proximity to employment;	Within cycling and walking distance of employment opportunities including: <ul style="list-style-type: none"> • 460m Normanton Lane Estate • 950m Winterbeck, Orston Lane • 1.4km Longhedge Lane 	++
Availability of public transport;	The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.	++

³ MfS indicates 800 metres can be walkable.

	<p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only. Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham<>Grantham where connections can be made to other cities/places.</p>	
Brownfield land.	No	--
Loss of employment or other beneficial use	No – part of the land is agricultural land but has poor access and has little value as agricultural land.	0
Access / including public footpath access;	<p>Only accessible through Daybell Barns. Need to check for any land ownership issues. Good footpath links along the site and edge of site.</p> <p>Highway Authority Response December 2016: The site would be acceptable in principle to the highway authority should improvements to sustainability be demonstrated, and the following information being submitted and agreed: Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p> <p>Concept proposals and supporting information would be required (>25dw) on submission of application.</p>	+
Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Bottesford Primary School is approximately 440m to the south west of the site. The capacity agreed is 315 pupils. There are currently 259 pupils enrolled (Jan 2017). Forecasts show that there will be a capacity of 93 places by January 2021. The Local Education Authority has not raised Bottesford Primary School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p>	++

Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)
BOT1	41	10
BOT2	65	16
BOT3	163	39
BOT4	55	13
EAST1	9	2
EAST2	12	3
Total	345	83

Secondary Education:

Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy	800	546	670	130

The nearest secondary education provision is 550m to the south west of the site at Belvoir High School Bottesford. There is currently 107 spaces (January 2017) and it is forecasted that there will be capacity for 55 places in January 2021. Some additional places will need to be provided but can be through expansion of the number of places at the existing school.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
BOT1	41	7
BOT2	65	11
BOT3	163	27
BOT4	55	9
EAST1	9	2
EAST2	12	2
Total	345	58

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Bottesford is covered by Waltham and Bottesford Surgeries which have 4,653 registered patients who are served by 3 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Waltham Surgery or the South West Lincolnshire Clinical Commissioning Group who are responsible for the Bottesford Surgery.

	<p>NHS Dentist Services:</p> <p>A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There is a listed building, 14 Grantham Road 122m from the centre of the site to the north, however, it is an individual dwelling within own curtilage and separated by existing development. Unlikely to be affected. Site borders the Bottesford conservation area on part of the western boundary. Scheme would have to be designed to ensure any development does not have a detrimental impact on the conservation area.	+
Flooding/Drainage	The village is constrained due to much of it falling within the flood zones 2 and 3. The site falls within flood zone 3 – however, site FRA has been submitted demonstrating that the site could be developed subject to mitigation.	0
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Close to candidate wildlife site on southern boundary (dead ash).	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ3 Bottesford South East. This LCZ has high overall landscape sensitivity to residential development by virtue of its role in forming the intrinsic setting to the historic hamlet of Easthorpe and separation between settlements of differing characters. Aspects such as the intimate/small scale and largely intact landscape pattern, and medieval ridge and furrow field systems	--

	would also be highly sensitive due to the historic legacy and their vulnerability to residential development, as well as their functional relationship to the settlement's evolution. The site falls within the Area of Separation for Bottesford and Easthorpe. The area is considered to be sensitive to development and important for maintaining the individual character of the two settlements. Some development could be accommodated adjacent to the southern edge of the settlement	
Visual Impact	Well related to existing village, small infill/backland development well related to VH and playing fields. Limited visual impact on settlement, surrounding area built up with exception of playing fields and Village Hall. Limited visual impact	++
Agricultural Land classification	2 – but fairly land locked and limited farming potential	-
Noise or other pollutants	None	++

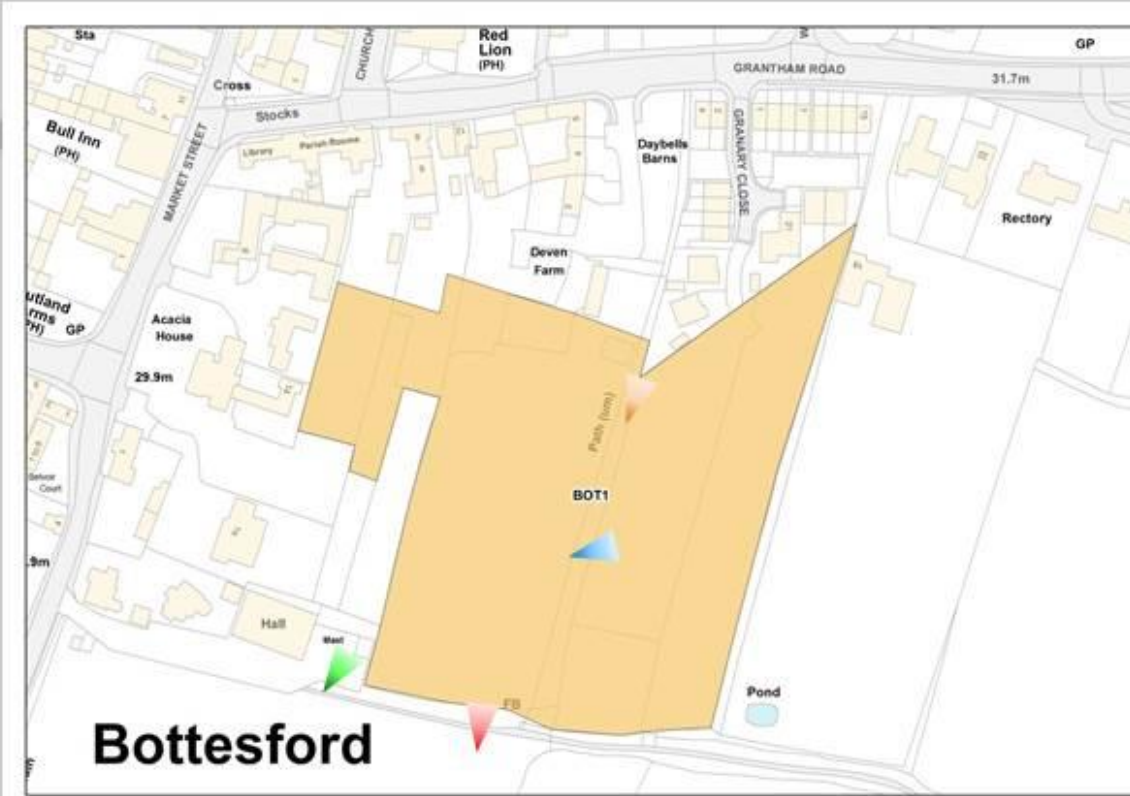
Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None – Adjacent site at some points
Water Mains	None
Sewers	None
Oil pipelines	None
Power lines	Yes – Underground (HV) runs across the site to the south

Sustainability Appraisal Summary	
<p>Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 4: employment, 9: social inclusion, 10: poverty and deprivation and 15: energy efficiency. Potential significant negative effects were identified in relation to SA objective 5: landscape and 8: mineral resources and soil quality. The site assessment identifies the site location in terms of its proximity to the conservation area and its position with the area of separation. The SA states that the level of impact is dependent on the soil quality of the site. The site is surrounded by development to the north and west and is bounded by the village hall and playing fields to the south. The access is therefore limited and impacts on the value of the land for agricultural use.</p>	
Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No known issues

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?	Flood risk					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	Yes – A flood risk assessment has been prepared which identifies mitigation measures					
Is there agreement with the landowner/s that the site is available and deliverable?	Agreement received from Herbert Daybell. Confirmation that land is available also received from Colin Wilkinson and Michael Arlington who own the remainder of the site, but with more longer term timescales (Colin Wilkinson has stated land is available subject to resolving how many dwellings the existing access can serve with Highways Authority).					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes (land to west)	Between 5 and 10 years (by 2026/27)	Yes (land to east)	Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Early 2017 (land to west), remainder of site is beyond 5 years.					
How long has been allowed for site preparation works?	6 months (land to west), not identified for remainder of site.					
When is it expected that the first dwelling on site will be completed?	1 year (land to west), not identified for remainder of site.					
What is the planned phasing of delivery?	Dependent on market conditions but should be delivered as one phase (land to west), not identified for remainder of site.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	None noted (land to west), not identified for remainder of site.					
When is it envisaged that the affordable housing element will be delivered?	No information provided at present					

BOT1

Land rear of Daybell Farm & adjacent 18 Grantham Rd
Bottesford



Picture A:



Picture B:

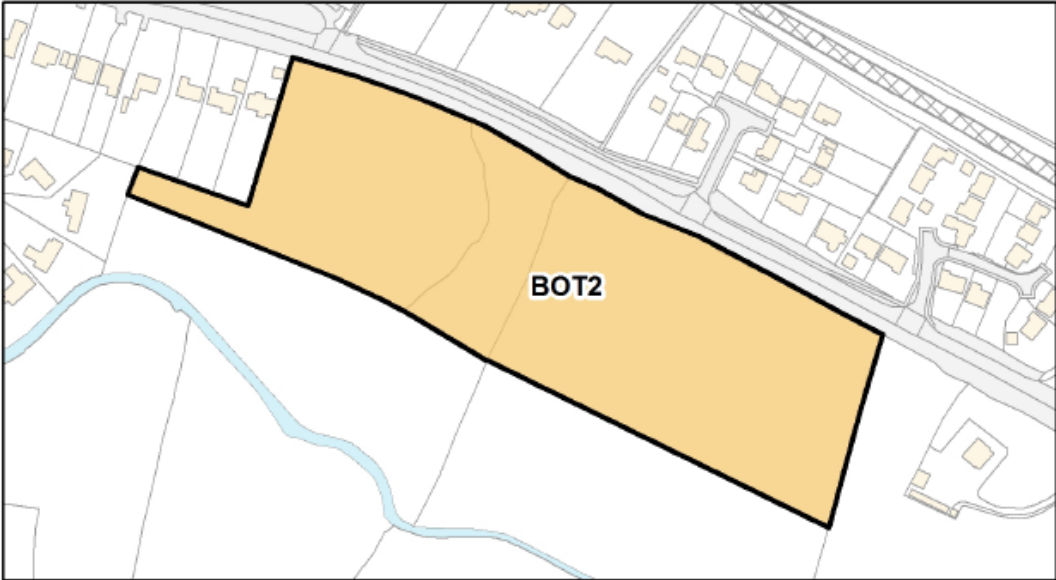


Picture C:



Picture D:



Site Assessments – Bottesford					
Site Reference	BOT2 (Initially BOT3) (MBC/011/15 part & MBC/166/15 part)				
Site Address	Land off Grantham Road				
Settlement	Bottesford				
Settlement Category	Service Centre				
Gross Site Area	3.44ha (gross area = 3.58ha – 0.14ha flood risk zone 3b)				
Net Site Area & Reason	2.15ha (62.5% of 3.44ha)				
Capacity & Calculation Formula	65 (2.15ha @ 30dph)				
Planning History	11/00338/OUT – Refused for 50 dwellings				
Land Owner/ Agent providing update	Michelle Galloway – Pegasus Group, Trevor Wells – Wells McFarlane	Last update received	5 th January 2017	Assessment last updated	23 rd January 2017
Overall Summary					
<p>The site is set down and well screened. Visually, development would not harm the setting of the village. Bottesford has good public transport links and a range of employment and services and facilities. Part of site was formerly landfill so this would need to be considered. The original capacity identified of 105 in the initial site assessment did not take into account the area of land in flood risk zone 3b. The site area has been reduced to avoid the flood risk area to the south of the original submission and the capacity reduced to reflect this.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Access • Former landfill • Flood Risk 					
Headline Information					
Availability	Suitability	Deliverability		Viability	
Land available now	Site assessment concluded that the site is suitable for development	Planning application due by December 2017 on the western part of the site. 9 months allowed for site preparation works with the first dwelling to be completed late 2018. Delivery rate of 3 dwellings per month.		No issues raised by developer	

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	2
Has written confirmation been received from all landowners to confirm the land is available?	Davidsons have agreement with the landowner and will be the sole developer of the western part of the land. Awaiting information from Trevor Wells on the eastern part of the land.

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); - (negative); -- (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is just over 1 km of the village centre. Adopted footways provide opportunities for walking. Bus services run regularly through the village giving access to Melton, Bingham and Grantham. Adjacent the existing settlement.	+
Access to services and facilities (by foot (ideally 800m ⁴) / bicycle (2km) or public transport.	The site sits east of the centre over 1km distance. Services and facilities are easily accessible on foot, bicycle and public transport. The village is served by a regular bus service Monday to Friday only. Bus stops are located within 200 metres of the site. The Train Station is just over 1km distance from the site.	+
Proximity to employment;	Within cycling distance of employment opportunities including: <ul style="list-style-type: none"> • 1km Normanton Lane Estate • 1.9km Winterbeck, Orston Lane • 2.3km Longhedge Lane 	+
Availability of public transport;	The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.	++

⁴ MfS indicates 800 metres can be walkable.

	<p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only. Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham<>Grantham where connections can be made to other cities/places.</p>	
Brownfield land.	No	--
Loss of employment or other beneficial use	No	0
Access / including public footpath access;	<p>Footpath / cycleway connection to village centre on opposite side of road. Would require some improvement along Grantham Road. Is some distance from all facilities. Good visibility onto Grantham Road.</p> <p>Highway Authority Response December 2016: The site would be acceptable in principle to the highway authority should improvements to sustainability be demonstrated, and the following information being submitted and agreed: Transport Assessment including junction assessments. Travel Plan. Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p>	+
Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Bottesford Primary School is approximately 1.2km to the west of the site. The capacity agreed is 315 pupils. There are currently 259 pupils enrolled (Jan 2017). Forecasts show that there will be a capacity of 93 places by January 2021. The Local Education Authority has not raised Bottesford Primary School as a constrained sites and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p>	++

Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)
BOT1	41	10
BOT2	65	16
BOT3	163	39
BOT4	55	13
EAST1	9	2
EAST2	12	3
Total	345	83

Secondary Education:

Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy	800	546	670	130

The nearest secondary education provision is 550m to the south west of the site at Belvoir High School Bottesford. There is currently 107 spaces (January 2017) and it is forecasted that there will be capacity for 55 places in January 2021. Some additional places will need to be provided but can be through expansion of the number of places at the existing school.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
BOT1	41	7
BOT2	65	11
BOT3	163	27
BOT4	55	9
EAST1	9	2
EAST2	12	2
Total	345	58

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Bottesford is covered by Waltham and Bottesford Surgeries which have 4,653 registered patients who are served by 3 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Waltham Surgery or the South West Lincolnshire Clinical Commissioning Group who are responsible for the Bottesford Surgery.

	<p>NHS Dentist Services:</p> <p>A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	The nearest listed building, 15 Castle View Road, is located 510m from the centre of the site. The centre of the site is 440m outside of the Easthorpe conservation area and 700m outside of the Bottesford conservation area. The separation distance means that the site will have little impact on heritage assets in the area.	++
Flooding/Drainage	The village is constrained due to much of it falling within the flood zones 2 and 3. The site falls within flood zone 3b along the southern boundary. The southern part of the site lies within zone 2/3b. Doesn't cover the whole site, northern part would be acceptable.	0
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	In landfill buffer zone and contaminated land area.	+
Landscape designation (<i>influence report – designation</i>).	LCZ 3 Bottesford Northeast. Overall this area is considered to have a medium sensitivity to residential development, by virtue of the small scale intact landscape pattern to the south, offset by the settlement edge influences to the north, as well as the contained visual character. It is recognised that within this judgement, the small scale riparian influenced land to the south would have a far higher	0

	landscape sensitivity in this context.	
Visual Impact	Site lies in the most sensitive part of the landscape zone, southern edge should be enhanced as part of a green infrastructure link. The site is set down and well screened, visually development would not harm the setting of the village. Existing residential development on opposite side of the road means it wont extend built form. Not visually important site	+
Agricultural Land classification	3a/3b – mapped as 3a/3b but site formerly landfill and potentially contaminated	+
Noise or other pollutants	None	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None
Sewers	None
Oil pipelines	None
Power lines	None

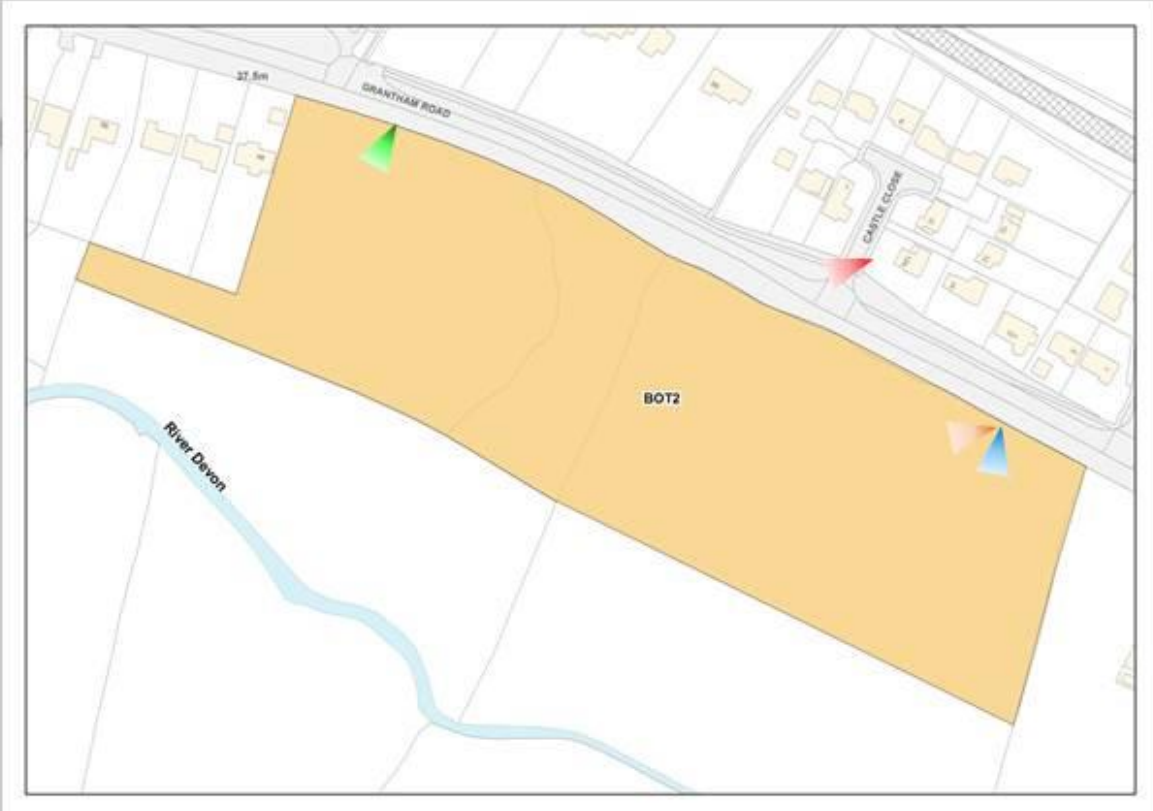
Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 1: housing, 9: social inclusion, 10: poverty and deprivation and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 8: mineral resources and soil quality. The SA states that the level of impact is dependent on the soil quality of the site. Part of the site was formerly a landfill site.

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	Former landfill – not raised by agent as an issue

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?	None					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
Is there agreement with the landowner/s that the site is available and deliverable?	Davidsons Developments Limited have an Option Agreement in place to buy the site and will be the sole developers on the scheme (western part of land)					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes (land to west)	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	By December 2017 (land to west). Awaiting information on land to east.					
How long has been allowed for site preparation works?	9 months (land to west.)Awaiting information on land to east.					
When is it expected that the first dwelling on site will be completed?	Late 2018 (land to west.)Awaiting information on land to east.					
What is the planned phasing of delivery?	3 dwellings completed each month (land to west). Awaiting information on land to east.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No (land to west). Awaiting information on land to east.					
When is it envisaged that the affordable housing element will be delivered?	Anticipate this will be required to be delivered before occupation of 50% of market housing (to be negotiated in S106) (land to west).Awaiting information on land to east.					

BOT2

Land off Grantham Rd + Land south Grantham Rd
Bottesford



Picture A:



Picture B:

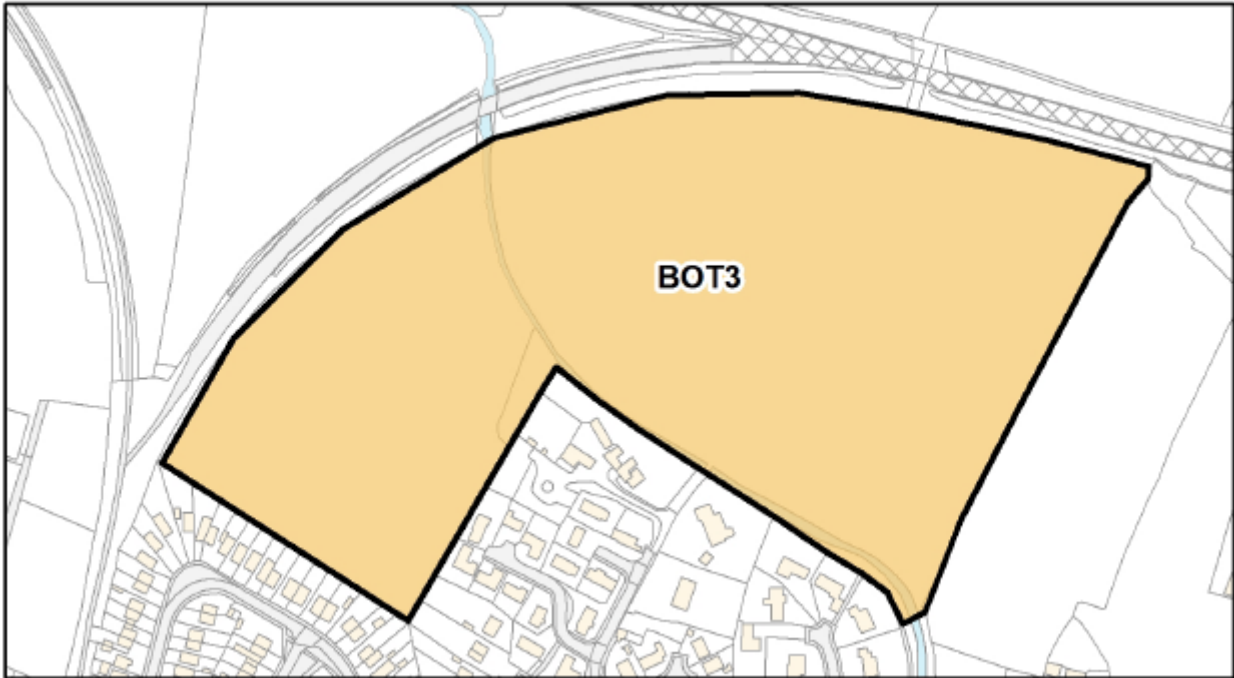


Picture C:



Picture D:



Site Assessments – Bottesford					
Site Reference	BOT3 (Initially BOT4) (MBC/057/13 part)				
Site Address	Rectory Farm				
Settlement	Bottesford				
Settlement Category	Service Centre				
Gross Site Area	8.69ha (original SHLAA site submitted 15ha but reduced to remove land affected to the east by objection from Historic England – Reduced site area = 9.45ha – 0.76ha covered by flood risk zone 3b = 8.69ha)				
Net Site Area & Reason	5.43ha (62.5% of 8.69ha)				
Capacity & Calculation Formula	163 (5.43ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Colin Wilkinson	Last update received	12 th January 2017	Assessment last updated	23 rd January 2017

Overall Summary	
<p>Site reasonably well related to settlement. An access solution has been provided by the agent and the Highways Authority have reviewed it and removed the objection previously raised on the lack of an access point. Heritage impact, wildlife and flood risk constraints will limit the developable area of the site. Flood risk mitigation would also be required in order for the site to come forward and the agent is progressing an update to earlier flood risk assessment work at present.</p>	
Issues/ constraints to be mitigated	
<ul style="list-style-type: none"> • Flooding; • Green corridor; • Access and connectivity; • Noise from railway; • Contaminated land; • Heritage 	

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concludes that the site is suitable for development providing the constraints identified are mitigated.	The site has several constraints to be mitigated for including flood risk, access works, contaminated land and heritage. The agent has confirmed that a planning application will be submitted mid 2017 but that the site would not be delivered until 2021/22	No issues raised – contamination and flood risk may impact.

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	4
Has written confirmation been received from all landowners to confirm the land is available?	A written promotion agreement is currently being prepared and signed by the 4 landowners. Agent has been asked to represent the site on behalf of all 4 landowners.

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 500m of the village centre. Adopted footways provide opportunities for walking. Bus services run regularly through the village giving access to Melton, Bingham and Grantham. As the crow flies close to centre, but when walking/cycling would be a further distance to access the centre.	+
Access to services and facilities (by foot (ideally 800m ⁵) / bicycle (2km) or public transport.	The site sits northwest of the centre within 500m distance. Services and facilities are easily accessible on foot, bicycle and public transport. The village is served by a regular bus service	++

⁵ MfS indicates 800 metres can be walkable.

	Monday to Friday only. Bus stops are located within the village centre. The Train Station is within 700m distance from the site.	
Proximity to employment;	<p>Within cycling and walking distance of employment opportunities including:</p> <ul style="list-style-type: none"> • 500m Winterbeck, Orston Lane • 730m Longhedge Lane • 330m Normanton Lane 	++
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only. Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham<>Grantham where connections can be made to other cities/places.</p>	++
Brownfield land.	No	--
Loss of employment or other beneficial use	No	0
Access / including public footpath access;	<p>Limited access point to site. Currently farm access to western edge of poor quality. No access possible to south east/east of the site.</p> <p>Highway Authority Response December 2016: The site does not abut the public highway and has no suitable access. 09/01/2017 – Access details have been sent to Highways for comment.</p> <p>Highway Authority Response February 2017 following receipt of access drawings: The site is well placed to access the local shops and regular a bus services. On application, improvements to access these facilities by sustainable transport (walking/ cycling/ public transport) should be explored further. The site is located well over 1km from the local Primary School. A public right of way runs through the site and any alteration/diversions would need to be discussed with</p>	--

	<p>the Safe & Sustainable Travel Team. As the site is currently vacant, trip generation should be taken from similar sites in the TRICS database and growth rate taken from TEMPRO for the opening year. Distribution on the network should be taken from Travel to Work Census data (most up to date data available).</p> <p>The site would be acceptable in principle to the highway authority should improvements to sustainability be demonstrated, and the following information being submitted and agreed: Transport Assessment including junction assessments and Travel Plan. Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p>																									
Major infrastructure requirements (transport schemes etc)	None	-																								
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Bottesford Primary School is approximately 720m to the south of the site. The capacity agreed is 315 pupils. There are currently 259 pupils enrolled (Jan 2017). Forecasts show that there will be a capacity of 93 places by January 2021. The Local Education Authority has not raised Bottesford Primary School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="734 999 1397 1374"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of primary school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>BOT1</td> <td>41</td> <td>10</td> </tr> <tr> <td>BOT2</td> <td>65</td> <td>16</td> </tr> <tr> <td>BOT3</td> <td>163</td> <td>39</td> </tr> <tr> <td>BOT4</td> <td>55</td> <td>13</td> </tr> <tr> <td>EAST1</td> <td>9</td> <td>2</td> </tr> <tr> <td>EAST2</td> <td>12</td> <td>3</td> </tr> <tr> <td>Total</td> <td>345</td> <td>83</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	BOT1	41	10	BOT2	65	16	BOT3	163	39	BOT4	55	13	EAST1	9	2	EAST2	12	3	Total	345	83	++
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NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.

<p>Heritage Assets (SMs, listed buildings, CAs, archaeology);</p>	<p>There is a listed building to the south east on Devon Lane and adjacent to CA</p> <p>The listed buildings are centred around the historic village core. HE comments: The proposed site MBC/057/13/MBC/181/15 appears to be on an area of extant ridge and furrow earthworks. It is directly adjacent to Bottesford Conservation Area and supports the experience of the medieval and later settlement in its agrarian landscape context. Impact upon the setting of Listed Buildings including the Grade I Listed Church of St Mary must also be taken into account together with the Scheduled Monument to the south, the site of a medieval village, earthworks and moat at Easthorpe. At present important sequential views appear to remain from the church over the ford into the proposed allocation site.</p> <p>Our initial recommendation is that the size of the allocation is reduced deleting the two closest fields immediately to the west of Bottesford together with the two smaller fields below to the north of Riverside Close in order to retain both the remaining area of ridge and furrow and the sequential views as one walks to the Church which contribute to its setting. We would likely object to the inclusion of the eastern part of this allocation in the plan. It is again disappointing that this is not reflected within the Sustainability Appraisal Site Assessments.</p> <p>The site area has been reduced from the original SHLAA submission of 15ha to 9.45ha as suggested by Historic England.</p>	<p>-</p>
<p>Flooding/Drainage</p>	<p>The village is constrained due to much of it falling within the flood zones 2 and 3. Flood zone 2, 3 and 3b run through the site along the water course the rest of the site lies outside the flood zone</p> <p>EA comments: The site is traversed by the River Devon a main river of this Agency. Associated with the River are areas of flood zone 2, 3 and an historic flood outline. This site must be</p>	<p>-</p>

	<p>sequentially tested and found to be sequentially preferable to any other sites within the borough before it is considered for development. Because of the status of “main river” associated with the River Devon this means that any proposed development that is in, on, over or within 8 metres from the top of the bank of this river will require the Environment Agency’s consent in accordance with Water Resources Act 1991.</p> <p>Development Allocation Maps – Allocations MBC/148/14 (Asfordby) MBC/057/13 (Bottesford), MBC/027/13, MBC027/15, MBC/155/15, MBC/150/15 (Long Clawson) and the proposed residential developments north and south of Melton Mowbray have the potential to impact WFD catchments and water bodies. Allocations 148/14, 057/13 may impact EA main Rivers including the River Wreake at Asfordby and the River Devon in Bottesford.</p>	
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	<p>Local Wildlife Site, Badger Setts to the north west. Nothing on the site itself.</p> <p>LCC Wildlife officer comments: Needs wildlife survey for protected species. River corridor must be protected by at least 10m buffer. Site ok with mitigation</p>	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	<p>Dismantled railway may have contamination Historic landfill buffer off Normanton Way</p> <p>EA comments:</p> <ul style="list-style-type: none"> - To the east of the site are two historic landfill sites known as “Bottesford, Off Normanton Lane” and “Opposite Station Road”. Your Environmental Health Officer will be able to advise on any risks to the site. 	-
Landscape designation (<i>influence report – designation</i>).	LCZ1 Bottesford Central Area - Overall landscape sensitivity of this area to residential development is judged to be medium to high , in view of the small scale character and presence of important and relatively intact historic landscape elements such as ridge and	-

	furrow field systems. Aspects which locally reduce sensitivity include the contained visual character, perceptual intrusions and 'edge' influences such as the school, railway and the A52. Land to the north could accommodate sensitive and well designed development of no more than 2 storeys. Ridge and furrow to the east would be more appropriately conserved as local green infrastructure.	
Visual Impact	Open fields with limited visual impact as site is lower ground and surrounded by development and embankment of dismantled and active railways lines. Open character forms part of the setting to the village.	++
Agricultural Land classification	3b	++
Noise or other pollutants	Potential noise from railway line. Potential contamination from neighbouring landfill and railway use	-

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None
Sewers	Pressurised combined drains cross the site in 2 locations
Oil pipelines	None
Power lines	Overhead lines (HV) run across the site

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 1: housing, 3: transport, 9: social inclusion, 10: poverty and deprivation and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 5: landscape. The site has medium to high sensitivity to residential development given its small scale character and the presence of intact historical landscape elements. This would be dependent on design and layout however.

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues identified

Deliverability	
Is there any infrastructure required that would impact on delivery?	Healthcare improvements
If so, what are the requirements and associated timescales?	Not known
What are the key constraints that need to be dealt with in order to bring the site forward?	Access, flood risk, heritage, nature conservation, noise
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?	<p>Access There are considerable issues to overcome but there are potentially solutions to these issues. The overall viability of the project will be dependent upon the acquisition of third-party land.</p> <p>Flood Risk Based on the information available, it is considered that there would be some risk of fluvial flooding posed to the site from the River Devon. However, it is considered that a future residential development within most of the site would be feasible in terms of flood risk and drainage, subject to implementation of mitigation measures to address any remaining residual risks and an appropriate surface water drainage strategy.</p> <p>Heritage Historic England has raised concern regarding the potential impact of the loss of the ridge and furrow upon the scheduled shifted Medieval village at Easthorpe. In line with current guidance, the assessment has considered the contribution of the ridge and furrow to the significance of the Scheduled Monument. Following desk-based research and a site visit, it is concluded that the ridge and furrow makes no contribution to its significance. A Built Heritage Statement supports the proposals and concludes that the study site will cause less than substantial harm to the character and appearance of the Conservation Area and to its setting which could be further mitigated by appropriate landscaping.</p> <p>Nature Conservation The vast majority of the site is comprised of poor quality (in ecology terms) grazed permanent grass, hardstanding and buildings, although there was scrub and ephemeral growth in some areas. There were ecologically valuable and UK and LBAP priority habitats present within the survey site in the form of the hedgerows, the 'Bottesford (Railway) Triangle' (mesotrophic species rich grassland) and the river corridor; plus the disused railway tracks and their embankments also provided rich habitats. In addition there were a number of veteran trees, particularly in the horse</p>

	grazed paddocks near the farm house, which form important habitats for invertebrates and provide nesting opportunities for birds and roosting sites for bats. Noise From adjoining railway line and industrial units.					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes – in principle and agreement currently being written up.					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)		Between 5 and 10 years (by 2026/27)	Part	Beyond 10 years (after 2027/28)	Part (on land not identified in current allocation)
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Mid 2017					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Not identified					
What is the planned phasing of delivery?	Not identified					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

BOT3

Rectory Farm
Bottesford



Picture A:



Picture B:

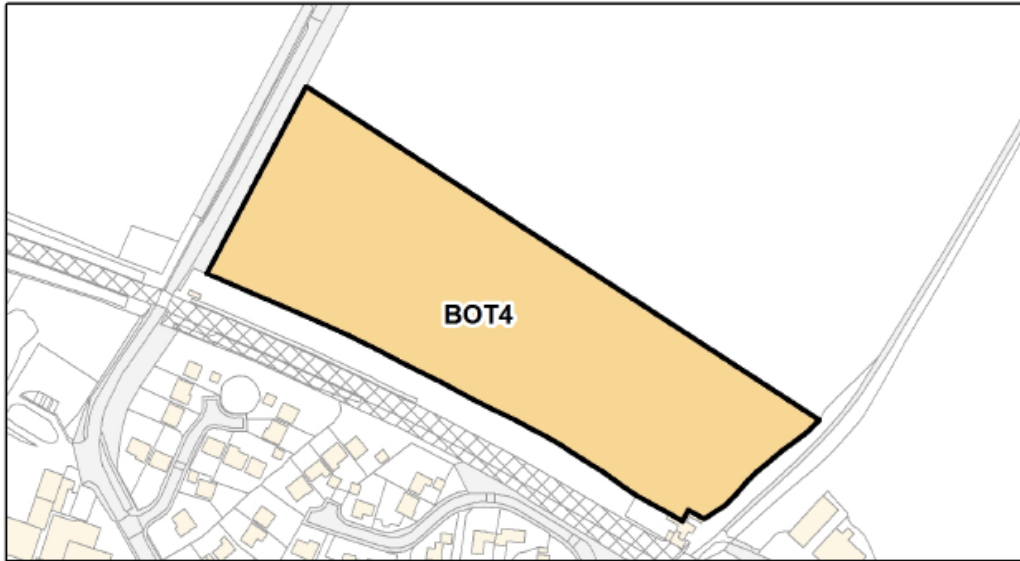


Picture C:



Picture D:



Site Assessments – Bottesford					
Site Reference	BOT4 (Initially BOT5) (MBC/152/15 part)				
Site Address	Land at bottom of Beacon Hill, Normanton Lane				
Settlement	Bottesford				
Settlement Category	Service Centre				
Gross Site Area	2.92ha				
Net Site Area & Reason	1.83ha (62.5% of 2.92ha)				
Capacity & Calculation Formula	55 (1.83ha @ 30 dph)				
Planning History	08/00990/FUL – Refused for wind turbines				
Land Owner/ Agent providing update	Liberty Stones – Fisher German LLP on behalf of Richborough Estates	Last update received	27 th January 2017	Assessment last updated	31 st January 2017
Overall Summary					
Site well located in relation to village facilities, however outside the natural boundary of the village formed by the railway line. Site forms part of open countryside setting of the village. But no major constraint to development, and could be delivered early.					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Access/visibility • Landscaping to mitigate loss of open countryside • Noise 					
Headline Information					
Availability	Suitability	Deliverability	Viability		
Land available now	Site assessment concluded that this site is suitable for development	A planning application is due to be submitted Spring 2017. A date of early – mid 2018 has been given for delivering the first dwelling with a delivery rate of 30 dwellings per annum.	No issues raised		

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 800m of the village centre. Adopted footways provide opportunities for walking. Bus services run regularly through the village giving access to Melton, Bingham and Grantham. Adjacent the settlement but opposite side of the railway line which means the connectivity of this site is not as obvious visually creating an issue of character.	-
Access to services and facilities (by foot (ideally 800m ⁶) / bicycle (2km) or public transport.	The site sits north of the centre within 800m distance. Services and facilities are easily accessible on foot, bicycle and public transport. The village is served by a regular bus service Monday to Friday only. Bus stops are located within 800 metres of the site. The Train Station is within 800 distance from the site.	++
Proximity to employment;	Within cycling and walking distance of employment opportunities including; <ul style="list-style-type: none"> • 1.12km Winterbeck, Orston Lane • 222m Normanton Lane • 1.3km Orston Lane/ Longhedge 	+
Availability of public transport;	The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only. Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only. Bottesford Train Station is managed by East Midlands Trains. There is a regular service	++

⁶ MfS indicates 800 metres can be walkable.

	running to Nottingham<>Grantham where connections can be made to other cities/places.																									
Brownfield land.	No	--																								
Loss of employment or other beneficial use	No	0																								
Access / including public footpath access;	Field access. Good visibility to north – but raised railway bridge and crossing to south affects visibility. Highway Authority Response December 2016: The site would be acceptable in principle to the highway authority should improvements to sustainability be demonstrated, and the following information being submitted and agreed: Transport Assessment including junction assessments. Travel Plan. Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.	+																								
Major infrastructure requirements (transport schemes etc)	Visibility over railway bridge may need to be resolved	-																								
Infrastructure capacity (schools / GPs / etc);	Primary Education: Bottesford Primary School is approximately 1km to the south west of the site. The capacity agreed is 315 pupils. There are currently 259 pupils enrolled (Jan 2017). Forecasts show that there will be a capacity of 93 places by January 2021. The Local Education Authority has not raised Bottesford Primary School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions. <table border="1" data-bbox="734 1038 1395 1409"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of primary school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>BOT1</td> <td>41</td> <td>10</td> </tr> <tr> <td>BOT2</td> <td>65</td> <td>16</td> </tr> <tr> <td>BOT3</td> <td>163</td> <td>39</td> </tr> <tr> <td>BOT4</td> <td>55</td> <td>13</td> </tr> <tr> <td>EAST1</td> <td>9</td> <td>2</td> </tr> <tr> <td>EAST2</td> <td>12</td> <td>3</td> </tr> <tr> <td>Total</td> <td>345</td> <td>83</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	BOT1	41	10	BOT2	65	16	BOT3	163	39	BOT4	55	13	EAST1	9	2	EAST2	12	3	Total	345	83	++
Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)																								
BOT1	41	10																								
BOT2	65	16																								
BOT3	163	39																								
BOT4	55	13																								
EAST1	9	2																								
EAST2	12	3																								
Total	345	83																								

Secondary Education:

Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy	800	546	670	130

The nearest secondary education provision is 550m to the south west of the site at Belvoir High School Bottesford. There is currently 107 spaces (January 2017) and it is forecasted that there will be capacity for 55 places in January 2021. Some additional places will need to be provided but can be through expansion of the number of places at the existing school.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
BOT1	41	7
BOT2	65	11
BOT3	163	27
BOT4	55	9
EAST1	9	2
EAST2	12	2
Total	345	58

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Bottesford is covered by Waltham and Bottesford Surgeries which have 4,653 registered patients who are served by 3 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Waltham Surgery or the South West Lincolnshire Clinical Commissioning Group who are responsible for the Bottesford Surgery.

NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for

	private services. It is identified that the demand for dental care is met partly by the private market.	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There centre of the site is located 340m away from the nearest listed building, The Earl of Rutland Hospital. A small section of the boundary of the site is adjacent the Bottesford conservation area to the south of the site. The majority of the conservation area boundary is on the opposite side of the railway track. The separation in terms of distance and boundary features, mainly the railway line mean that the site could be designed to have a limited impact on heritage assets.	++
Flooding/Drainage	Site not in flood zone.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No Biodiversity	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	No LCZ identified north of Railway line, however this area is considered to be sensitive to development and important for maintaining the individual character of the two settlements therefore an AoS is designated between Bottesford and Normanton	- -
Visual Impact	Open views across the open fields to north of the village. Clearly part of the countryside. Development of the site would be prominent in the landscape and would need to be mitigated for. Developable area reduced removing part of the site to the north to limit the visual impact.	- -
Agricultural Land classification	3a/3b	-
Noise or other pollutants	Potential noise from railway line and some potential contamination risk from railway	-

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	Adjacent site on one boundary
Sewers	None
Oil pipelines	None
Power lines	None

Sustainability Appraisal Summary
<p>Potential significant positive effects were identified for this site in relation to SA objectives 3: transport, 4: employment, 9: social inclusion, 10: poverty and deprivation, 14: health inequalities and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 8: mineral resources and soil quality. The majority of the site is located within a sand and gravel consultation area. The site is also on grade 3 agricultural land. The impact will depend on whether the site is on 3a or 3b agricultural land.</p>

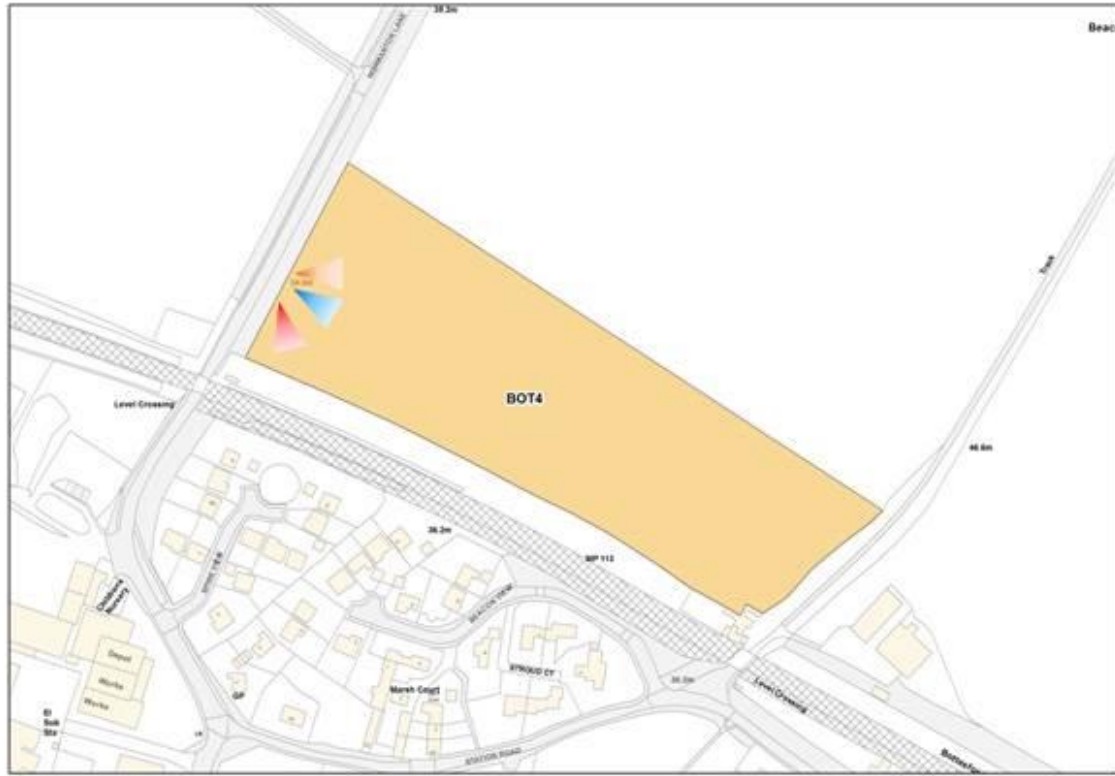
Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No known issues

Deliverability	
Is there any infrastructure required that would impact on delivery?	Our proposal assumes a range of family homes including the requisite amount of affordable housing. Pedestrian links back into the village (south) will be improved and a new car park to serve the Bottesford railway station will be provided to alleviate congestion on Station Road. This car park will be free of charge to use and maintained through a Management Company. Extensive areas of public open space will be provided on the site and the roads have been designed to accommodate a bus service.
If so, what are the requirements and associated timescales?	Delivered as part of scheme
What are the key constraints that need to be dealt with in order to bring the site forward?	A full suite of detailed site specific survey work has been completed. This includes a highway assessment, topographical survey, flood risk assessment, landscape and visual assessment, utilities assessment, ecology survey, heritage assessment, noise assessment and design appraisal. No insurmountable constraints have been identified and we are progressing towards the submission of an application in the Spring. Furthermore, we are pleased to confirm that extensive consultation has been

	held with Network Rail and Leicestershire County Council has been undertaken. Both parties are supportive of the principle of development. Utility searches have been completed and there are no known physical or capacity constraints.					
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?	N/A					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes - A Promotion Agreement has been signed and all interested parties are committed to delivering this scheme.					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Spring 2017 – pre-application meetings have taken place and community consultation is taking place on 10 th February 2017. Assuming that planning permission is secured in the summer (2017), a reserved matters application should follow 3-6 months later.					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Early/ mid 2018					
What is the planned phasing of delivery?	30 dwellings per annum					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No. Richborough Estates is fully committed to delivering this site in the timescales specified. We have no other interests in Bottesford and are fully committed to delivering this opportunity.					
When is it envisaged that the affordable housing element will be delivered?	Affordable housing will be delivered in a phased manner once planning permission has been approved. The triggers for delivery are yet to be negotiated and will be dependent on the content of the overall s106 package.					
Note	Masterplan from agent shows the original site area submitted in the SHLAA process, however the area to the north that was removed to limit the visual impact has been left as open space.					

BOT4

Land at bottom of Beacon Hill, Normanton Lane
Bottesford



Picture A:



Picture B



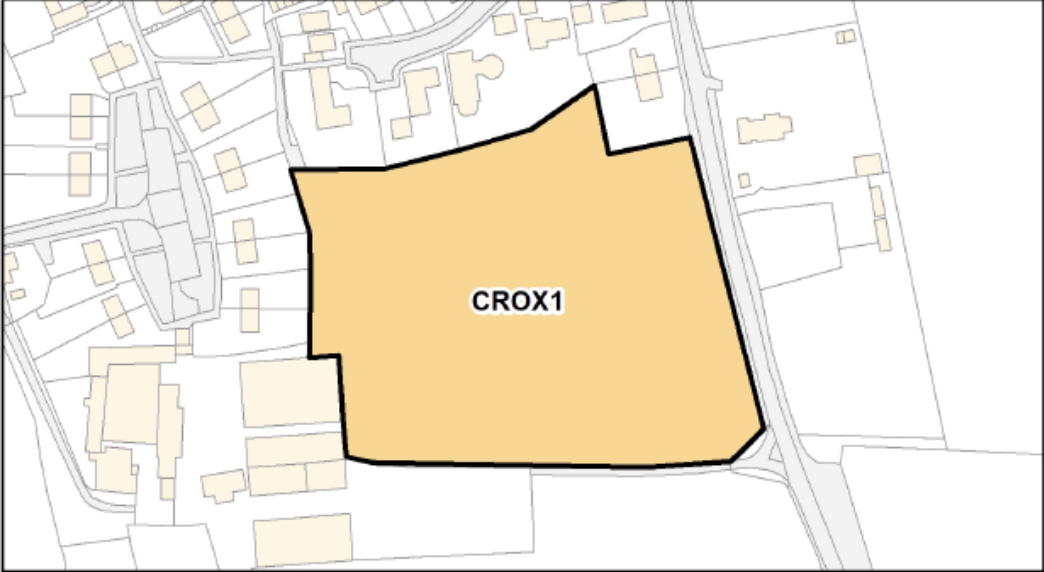
Picture C:



Croxton Kerrial – Update to Site Assessments and Ranking

Updated Rank May 2017	Initial Rank September 2016	Address	Initial Reference	Updated Allocation Reference May 2017	Initial Allocation Reference September 2016	Updated Capacity May 2017	Initial Capacity September 2016	Score from Assessment Update	Summary of Assessment Update
1	1 Land off A606	MBC/001/15 East of Saltby Road east of Highfields Farm	MBC/079/13	CROX1	CROX1	35	40	24	Site is well located in relation to village with one of the more acceptable access solutions. The primary impacts of allowing this site to come forward would be impact on visual character of the area and heritage assets. The site is currently very open and development would change the character of the area. However it is an opportunity to 'square' off the village and good design techniques can ensure development pays due regard to the conservation area and the adjacent listed building. A masterplan has been provided which the Conservation Officer has been consulted on which identifies that the capacity should be reduced from 40 to 35.
2	2	Land east of Saltby Road & south of A607	MBC/095/13	CROX2	CROX2	10	16	23	Site is well located to existing built form and development will not result in an overtly adverse incursion into open countryside. The modern houses opposite mean the historic core of the village feels slightly separated from this location and well designed scheme will not cause adverse harm to the character of the village. A reduction in capacity to 10 will allow for a less dense development allowing a more sensitive design to be achieved at the entrance to the settlement.

3	3	Land south of Main Street (A607) and west of the Nook	MBC/096/13	CROX3	CROX3	10	20	16	Key issues to address include access, wildlife, TPO's and the retention or relocation of the Doctors Surgery car park. There are other sites which would be more natural expansions of the village therefore ranked lower down.
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Site Assessments – Croxton Kerrial					
Site Reference	CROX1 (MBC/079/13)				
Site Address	Land west of Saltby Road east of Highfields Farm				
Settlement	Croxton Kerrial				
Settlement Category	Service Centre				
Gross Site Area	1.40ha				
Net Site Area & Reason	1.15ha (82.5% of 1.40ha)				
Capacity & Calculation Formula	35 (1.15ha @ 30 dph)				
Planning History	None				
Land Owner/ Agent providing update	Colin Wilkinson	Update last received	11 th January 2017	Assessment last updated	24 th January 2017

Overall Summary			
<p>Site is well located to the village, with one of the more acceptable access solutions. The primary impacts of allowing this site to come forward to development would be on heritage and visual impact. The site is currently very open and development as such would change the character of that vicinity. However, it is an opportunity to “square of the village” and good design techniques can ensure the development pays due regard to the Conservation Area and Grade 2 Listed Building. It is proposed to reduce the number of dwellings to allow greater space to the setting of the Windmill. Work on the fringe of the development can help to lessen the effect of the development. This site offers one of the more realistic, deliverable sites in the settlement.</p>			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> • Access (transport statement) • Preserve setting of listed Windmill. 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that site is suitable for development. Agent has provided a masterplan.	Delivery starts in 2020/21 and completes in 2021/22. Planning application due to be submitted February 2017.	No known issues.

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); - - (Strong negative).
Meeting identified need;	Provision of market and affordable housing	++
Relationship / connectivity with host settlement;	The site is well connected to the main settlement. Currently a vacant field with residential uses to the north and north west with agricultural uses to the south west. This development would serve to square of the built form in this area utilising built form and Saltby Road as boundaries. Site is a logical expansion of the village.	+
Access to services and facilities (by foot (ideally 800m ⁷) / bicycle (2km) or public transport.	Site well connected to the limited facilities and services of Croxton Kerrial.	+
Proximity to employment;	Employment opportunities are available within accessible distance, both within and outside the Borough including: <ul style="list-style-type: none"> • 6.5km Masterfoods • 10.8km Winterbeck, Orston Lane, Bottesford • 10.6km Normanton Lane Estate, Bottesford • 13.7km Asfordby Business Park • 13.9km Stanton PLC The site is 10km from Grantham where there are significant employment opportunities.	-
Availability of public transport;	Hourly services to Melton, Grantham and Loughborough.	+
Brownfield land.	Greenfield land.	--
Loss of employment or other beneficial use	Agricultural use on site at present.	0
Access / including public footpath access;	Public right of way located across the site (F54).	++

⁷ MfS indicates 800 metres can be walkable.

	<p>Access would be achieved through Saltby Road. Access in principle is acceptable to LCC Highways, though they would require the access to be within the 30mph part of Saltby Lane. Should this not be achievable, the expansion of the 30mph limit is again acceptable, provided it would be self-enforcing. This can be achieved through development of works at the entrance to the site. A transport statement would be required for the junction of Saltby Road and the A607. Moreover, a footpath would be required to Mill Lane and the site access.</p> <p>Highway Authority Response December 2016: The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority. Concept proposal and supporting information would be required (>25dw) on submission of application.</p>																
Major infrastructure requirements (transport schemes etc)	None known.	++															
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Croxton Kerrial Primary School is approximately 250m to the north of the site. The capacity agreed is currently 84 pupils. There are currently 75 enrolled (Jan 2017). Forecasts show that there will be capacity of 18 places by January 2021. The Local Education Authority have not raised Croxton Kerrial School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="734 1185 1491 1393"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>CROX1</td> <td>35</td> <td>8</td> </tr> <tr> <td>CROX2</td> <td>10</td> <td>2</td> </tr> <tr> <td>CROX3</td> <td>10</td> <td>2</td> </tr> <tr> <td>Total</td> <td>55</td> <td>12</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	CROX1	35	8	CROX2	10	2	CROX3	10	2	Total	55	12	++
Ref	Site Capacity	No. of school places generated (0.239 per dwelling)															
CROX1	35	8															
CROX2	10	2															
CROX3	10	2															
Total	55	12															

Secondary Education:

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

Secondary education provision is located in Bottesford (10km), Melton Mowbray (13.4km) and Grantham (10km). Students would catch the bus to attend. Some additional places will need to be provided in Melton Mowbray and Bottesford, but can be through expansion of the number of places at the existing schools. Grantham is located in South Kesteven, a neighbouring district in the county of Lincolnshire.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
CROX1	35	6
CROX2	10	2
CROX3	10	2
Total	55	10

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology,

	<p>dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.</p> <p>NHS General Practice Health Services: Croxton Kerrial is covered by Stackyard Surgery located in Croxton Kerrial which have 1,697 registered patients who are served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the South West Lincolnshire Clinical Commissioning Group who are responsible for the Stackyard Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Site is located adjacent to, but outside of the Croxton Kerrial Conservation Area. Site is also adjacent to a grade 2 listed building, Windmill. Development of the site would	0

	require due regard for the setting and views of this building as well as of the conservation area as a whole. Reduction in number of dwellings may allow more space to preserve its setting.	
Flooding/Drainage	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None known on or close to the site.	++
TPO / Ancient woodland;	None.	++
Historic Park;	None.	++
Technical constraints (contamination / land stability);	None on site, potential contamination from former Mill north of the site but unlikely to require any mitigation due to the distance.	+
Landscape designation (<i>influence report – designation</i>).	LCZ 3 This LCZ has a higher (medium to high) overall landscape sensitivity to residential development in the small scale, intimate fieldscapes to the west of the village, between the well-integrated historic settlement edge/limestone cottages (which form a positive settlement gateway) and the tree-lined tributary watercourse to the west. The settlement edge to the south is more modern and defined by infill, as well as older development, again well integrated by tree planting and hedgerows and forming a natural, defensible settlement edge. The landscape pattern is simpler, however the open break/setting this area forms between the settlement and the historic designed landscape at Croxton Park to the southwest is important and highly sensitive.	-
Visual Impact	The development is currently a highly open site and as such there would be a large impact to its development. However, it is only viewable of Saltby Road and as such despite the high impact of the development, it will be limited to a small part of the village. It will change the character of the village in terms of the approach to the village, however it is considered that this can be mitigated by an appropriate scheme and landscaping.	+
Agricultural Land classification	3b-2	+
Noise or other pollutants	None known.	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – Along one boundary
Sewers	Surface water drain crosses the site
Oil pipelines	None
Power lines	None

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 9: social inclusion, 10: poverty and Deprivation, 14: health (although this score is part of a mixed effect overall) and 15: reduction in greenhouse gases. Potential significant negative effects were identified in relation to SA objectives 5: landscape and 8: land use. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

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

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?	The setting and significance of the designated heritage assets of the Grade II listed windmill and the Grade II* listed Church of St John the Baptist. Area of significant archaeological potential Public footpath					
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?	Sensitive planning and the incorporation of carefully sited sightlines and Footpath diversion will mitigate the impact of this site.					
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?	Within the next 5 years (by 2020/21)	12	Between 5 and 10 years (by 2026/27)	27	Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	February 2017					
How long has been allowed for site preparation works?	Not stated – although show 12 dwellings being delivered in 2020/21					
When is it expected that the first dwelling on site will be completed?	2020/21					
What is the planned phasing of delivery?	Masterplan provided to show 39 dwellings on site. 12 delivered in 2020/21 and remaining 27 delivered between 5 and 10 years so presume 2021/22.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Nothing identified.					
When is it envisaged that the affordable housing element will be delivered?	Not identified.					

CROX1

Land West of Saltby Road & East of Highfields Farm
Croxtan Kerrial



Picture A:



Picture B:

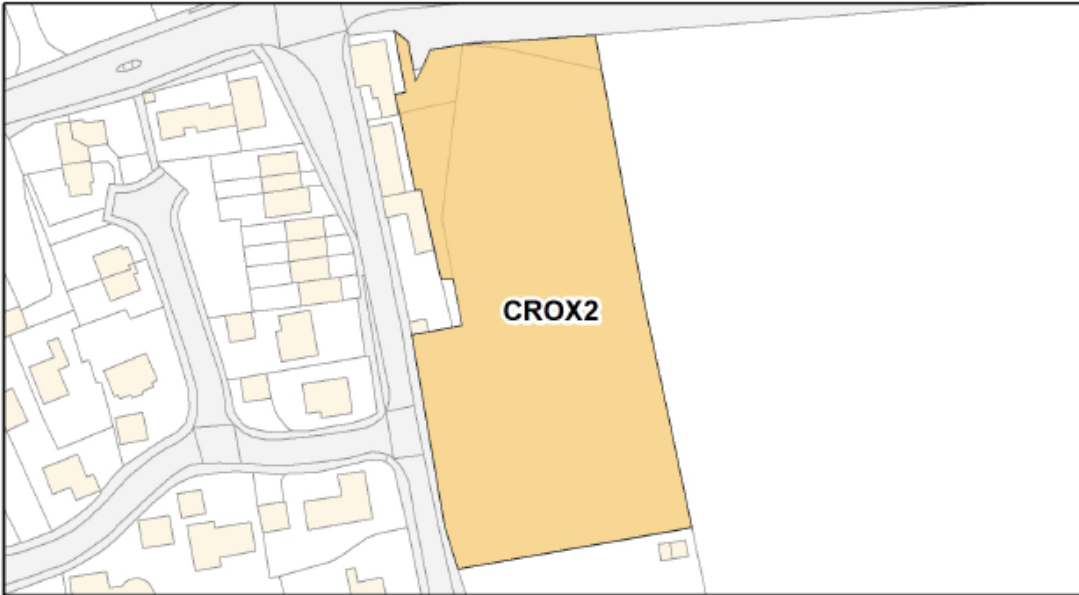


Picture C:



Picture D:



Site Assessments – Croxton Kerrial					
Site Reference	CROX2 (MBC/095/13)				
Site Address	Land east of Saltby Road & south of A607				
Settlement	Croxton Kerrial				
Settlement Category	Service Centre				
Gross Site Area	0.51ha				
Net Site Area & Reason	0.42ha (82.5% of 0.51ha)				
Capacity & Calculation Formula	10 (0.42ha @ 30 dph = 13 however reduced to 10 due to site assessment raising density as an issue)				
Planning History	None				
Land Owner/ Agent providing update	Colin Wilkinson	Last update received	11 th January 2017	Assessment last updated	24 th January 2017

Overall Summary			
<p>Site is well located to existing built form and development of this location will not be an overtly adverse incursion into the open countryside. The modern houses opposite mean the historic core of the village feels slightly separated from this location and a well-designed modern housing estate should not cause adverse damage to the character of the village. It may be beneficial however in this regard to reduce the allocation to 10, to better reflect the surrounding built form and density. There would need to be some work on access, though LCC Highways have indicated a safe access should be achievable given the reduced speed limit at this part of the A607. The revised site area which includes the original SHLAA submission would enable an access from Saltby Road which would result in a safer access option. Aspect of contaminated land will require further work, but again unlikely to stop development at this location.</p>			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Contaminated land Density and the need for sensitive design and layout 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site was suitable for development.	Delivery within first five years. Planning application due late 2017.	No known issues.

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Provision of market and affordable housing	+
Relationship / connectivity with host settlement;	The site sites adjacent to existing built form on Saltby Road and opposite a number of large dwellings on the A607. This site would not be an illogical expansion of the village, however it density, as suggested would be out of keeping with the immediate surroundings of the village and a lower density development may help this edge of village site appear overdeveloped.	+
Access to services and facilities (by foot (ideally 800m ⁸) / bicycle (2km) or public transport.	Site well located to the limited facilities and services of Croxton Kerrial.	+
Proximity to employment;	Employment opportunities are available within accessible distance, both within and outside the Borough including: <ul style="list-style-type: none"> • 6.5km Masterfoods • 10.8km Winterbeck, Orston Lane, Bottesford • 10.6km Normanton Lane Estate, Bottesford • 13.7km Asfordby Business Park • 13.9km Stanton PLC The site is 10km from Grantham where there are significant employment opportunities.	-
Availability of public transport;	Hourly services to Melton, Grantham and Loughborough.	+
Brownfield land.	Greenfield land.	--
Loss of employment or other beneficial use	Current agricultural use.	0

⁸ MfS indicates 800 metres can be walkable.

Access / including public footpath access;	<p>No public rights of way cross the site. Access suggested to be gained via the A607. This part of the highway where access is suggested is 30mph, and access should be suitable subject to the applicant proving that 85%ile speeds were 30mph or below or mitigation measures may be required. LCC request that as part of this site coming forward, pedestrian access should be provided to Mill Lane. This involves lands not in the ownership of the applicant and whilst it may not prevent this site coming forward, it must be recognised as a negative.</p> <p>Highway Authority Response December 2016: The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p>	+															
Major infrastructure requirements (transport schemes etc)	None known.	++															
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Croxton Kerrial Primary School is approximately 290m to the west of the site. The capacity agreed is currently 84 pupils. There are currently 75 enrolled (Jan 2017). Forecasts show that there will be capacity of 18 places by January 2021. The Local Education Authority have not raised Croxton Kerrial School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="736 1150 1473 1362"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>CROX1</td> <td>35</td> <td>8</td> </tr> <tr> <td>CROX2</td> <td>10</td> <td>2</td> </tr> <tr> <td>CROX3</td> <td>10</td> <td>2</td> </tr> <tr> <td>Total</td> <td>55</td> <td>12</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	CROX1	35	8	CROX2	10	2	CROX3	10	2	Total	55	12	++
Ref	Site Capacity	No. of school places generated (0.239 per dwelling)															
CROX1	35	8															
CROX2	10	2															
CROX3	10	2															
Total	55	12															

Secondary Education:

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

Secondary education provision is located in Bottesford (10km), Melton Mowbray (13.4km) and Grantham (10km). Students would catch the bus to attend. Some additional places will need to be provided in Melton Mowbray and Bottesford, but can be through expansion of the number of places at the existing schools. Grantham is located in South Kesteven, a neighbouring district in the county of Lincolnshire.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
CROX1	35	6
CROX2	10	2
CROX3	10	3
		2
Total	55	10

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and

	<p>orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.</p> <p>NHS General Practice Health Services: Croxtan Kerrial is covered by Stackyard Surgery located in Croxtan Kerrial which have 1,697 registered patients who are served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the South West Lincolnshire Clinical Commissioning Group who are responsible for the Stackyard Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or Scheduled Monuments close to the site. The site does run adjacent to the Croxtan Kerrial conservation area and as such design mitigation may be required.	++
Flooding/Drainage	Floodzone 1.	++

Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None known on nor close to site. To create the access some shrubbery and trees will need to be removed.	++
TPO / Ancient woodland;	None	++
Historic Park;	Not present.	++
Technical constraints (contamination / land stability);	Potential for contamination in very small section of the site to the north west adjacent to a former blacksmiths. Some further work and mitigation may be required, however this is seen as unlikely to prevent development coming forward.	+
Landscape designation (<i>influence report – designation</i>).	LCZ 2: This LCZ is defined by the simpler, larger scale, rectilinear and predominantly arable landscape extending on the gentle east facing slopes from LCZ 1. The LCZ fringe would have a medium sensitivity to residential development, by virtue of its lower elevation and simplicity of landscape character compared to LCZ1. However, the compact character of the settlement within the undulating topography is important and is sensitive to expansion across the flatter landscape to the east.	0
Visual Impact	The development is fairly well screened from the A607 on the approach to the village from the east. Built form to the west of the site also lessens the impact of development in this location. Some of the screening will have to be removed for access. If the density proceeds as suggested the development will seem overdeveloped, especially given the large houses opposite, and will stand out visually from the rest of the village therefore it is recommended the capacity is reduced from 16 to 10.	+
Agricultural Land classification	Not known.	0
Noise or other pollutants	None known.	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None
Sewers	None
Oil pipelines	None
Power lines	None

Sustainability Appraisal Summary

Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 9: social inclusion, 10: poverty and Deprivation, 14: health (although this score is part of a mixed effect overall) and 15: reduction in greenhouse gases. A Potential significant negative effect was identified in relation to SA objective 8: land use. This issue will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

Viability

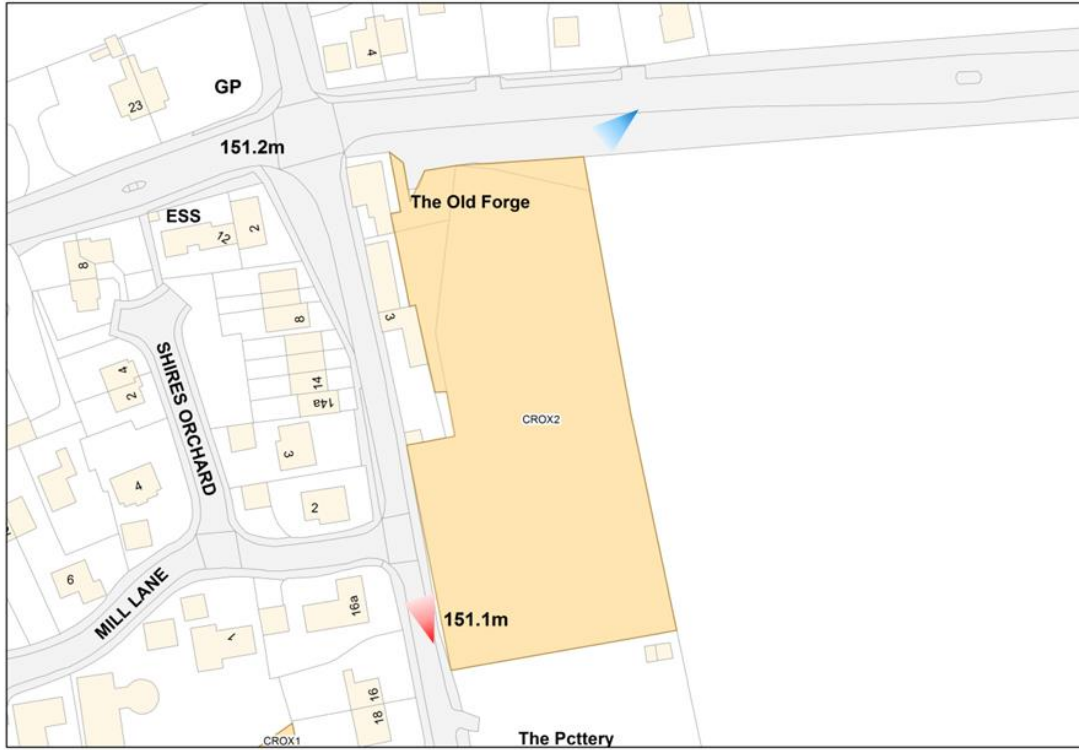
Are there any known factors that impact on the viability of bringing the site forward?	No known issues.
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Deliverability

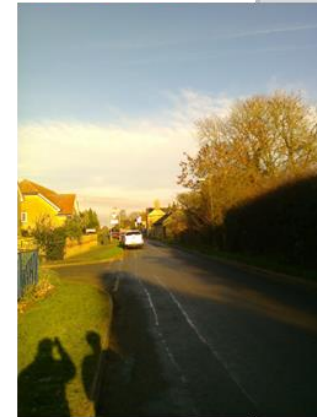
Is there any infrastructure required that would impact on delivery?	None					
If so, what are the requirements and associated timescales?	N/A					
What are the key constraints that need to be dealt with in order to bring the site forward?	None					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Late 2017					
How long has been allowed for site preparation works?	Not known					
When is it expected that the first dwelling on site will be completed?	Not known					
What is the planned phasing of delivery?	No phasing					
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?	Not known					

CROX2

Land east of Saltby Rd and South of A607
Croxtan Kerrial



Picture A:



Picture B:



Site Assessments – Croxton Kerrial					
Site Reference	CROX3 (MBC/096/13 part)				
Site Address	Land south of Main Street (A607) and west of the Nook				
Settlement	Croxton Kerrial				
Settlement Category	Service Centre				
Gross Site Area	0.41ha (Original submission in SHLAA was for a larger site of 1.58ha which was reduced due to concerns regarding visual impact; also 0.05 hectares deducted which is the area currently used for doctors car park)				
Net Site Area & Reason	0.34ha (82.5% of 0.41ha)				
Capacity & Calculation Formula	10 (0.34ha @ 30dph)				
Planning History	03/00162/FUL – car park to new surgery approved.				
Land Owner/ Agent providing update	Colin Wilkinson				
Last update received	8 th February 2017				

Overall Summary
<p>Site scores well across the board and should be deliverable. There are other sites which would be more natural expansions of the village. Key issues to address include access and any effect this may have on car parking at the doctors surgery, wildlife concerns, TPO's and the effect of the oil pipeline buffer. However, on current evidence there are no "showstoppers" and as such deliverability of the site shouldn't be a problem. The area of land currently used for car parking has been deducted from the gross area to allow for this to be retained or provided for elsewhere on the site.</p>
Issues/ constraints to be mitigated
<ul style="list-style-type: none"> • TPO • Oil Pipeline Buffer • Access • Provision of Doctors Surgery car park

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that this site was potentially suitable	Agent has identified delivery in between 5 and 10 years time as CROX1 is also under the same ownership and is to be progressed first.	No issues raised

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Provision of market and affordable housing	++
Relationship / connectivity with host settlement;	This site would extend the built form of the village to the west down along the A607. Such expansion whilst not entirely illogical, is an extension of the village into the open countryside and would have more of and adverse impact than some of the other alternatives.	0
Access to services and facilities (by foot (ideally 800m ⁹) / bicycle (2km) or public transport.	Site well located to the limited facilities and services of Croxton Kerrial. The school lies within 300m, however pupils would be required to cross the A607. Limited facilities in the settlement.	+
Proximity to employment;	Employment opportunities are available within accessible distance, both within and outside the Borough including: <ul style="list-style-type: none"> • 6.3km Masterfoods • 10.7km Winterbeck, Orston Lane, Bottesford 	-

⁹ MfS indicates 800 metres can be walkable.

	<ul style="list-style-type: none"> • 10.6km Normaton Lane Estate, Bottesford • 13.3km Asfordby Business Park • 13.5km Stanton PLC <p>The site is 10km from Grantham where there are significant employment opportunities.</p>	
Availability of public transport;	Hourly services to Melton, Grantham and Loughborough.	+
Brownfield land.	Greenfield land.	--
Loss of employment or other beneficial use	Current agricultural use on the land.	0
Access / including public footpath access;	<p>No public rights of way cross the site. Access gained via The Nook.</p> <p>Road access via the Nook should be acceptable, as confirmed by the County Council. They do however warn about accessing directly onto the A607, and any attempt to access the site should be encouraged onto the Nook, though access onto the A607 is also achievable, but not preferable. Any access may have to involve moving or editing The Surgery car park, and as such it would be beneficial to the authority for any known plans to be known prior to allocation. Loss of car parking for the Surgery may weigh against allocation of this site. Landscaping may be required to allow suitable pedestrian access.</p> <p>Highway Authority Response December 2016: The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p>	+
Major infrastructure requirements (transport schemes etc)	None known.	++
Infrastructure capacity (schools / GPs / etc);	Primary Education: Croxton Kerrial Primary School is approximately 135m to the north east of the site. The capacity agreed is currently 84 pupils. There are	++

currently 75 enrolled (Jan 2017). Forecasts show that there will be capacity of 18 places by January 2021.

The Local Education Authority have not raised Croxton Kerrial School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.

Ref	Site Capacity	No. of school places generated (0.239 per dwelling)
CROX1	35	8
CROX2	10	2
CROX3	10	2
Total	55	12

Secondary Education:

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

Secondary education provision is located in Bottesford (10km), Melton Mowbray (13.4km) and Grantham (10km). Students would catch the bus to attend. Some additional places will need to be provided in Melton Mowbray and Bottesford, but can be through expansion

of the number of places at the existing schools. Grantham is located in South Kesteven, a neighbouring district in the county of Lincolnshire.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
CROX1	35	6
CROX2	10	2
CROX3	10	2
Total	55	10

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Croxton Kerrial is covered by Stackyard Surgery located in Croxton Kerrial which have 1,697 registered patients who are served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the South West Lincolnshire Clinical Commissioning Group who are responsible for the Stackyard Surgery.

NHS Dentist Services:

	A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1 st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	The nearest listed building is located 100m away from the centre of the site, Hillside Farmhouse. The site is separated from the listed building and its setting by existing built form. The site does run adjacent to the Croxton Kerrial conservation area and as such design mitigation may be required.	+
Flooding/Drainage	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	There is an ancient ash tree and pond to the north west of the site which would require further investigation to ensure no protected species are on site. Design and mitigation mean that an acceptable solution should be achievable if there are protected species present. A SSSI is present to the south west, but sufficient distance ensures development off the site will have negligible impact on it.	0
TPO / Ancient woodland;	TPO to west of site on same parcel of land but a distance of 60m retained between western boundary of site and the TPO designated area.	+
Historic Park;	Not present.	++
Technical constraints (contamination / land stability);	Fully within oil pipeline buffer. This will require further work to ensure development is possible. Very unlikely to prevent development.	-
Landscape designation (<i>influence report</i> –	LCZ 3	-

<i>designation).</i>	This LCZ has a higher (medium to high) overall landscape sensitivity to residential development in the small scale, intimate fieldscapes to the west of the village, between the well-integrated historic settlement edge/limestone cottages (which form a positive settlement gateway) and the tree-lined tributary watercourse to the west. The settlement edge to the south is more modern and defined by infill, as well as older development, again well-integrated by tree planting and hedgerows and forming a natural, defensible settlement edge. The landscape pattern is simpler, however the open break/setting this area forms between the settlement and the historic designed landscape at Croxton Park to the southwest is important and highly sensitive.	
Visual Impact	The development is fairly well screened from the A607 on the approach to the village. However topography raises to the south of the site and as such its visual presence will still be noticeable, even if limited by existent screening.	0
Agricultural Land classification	Not known.	0
Noise or other pollutants	None known.	++

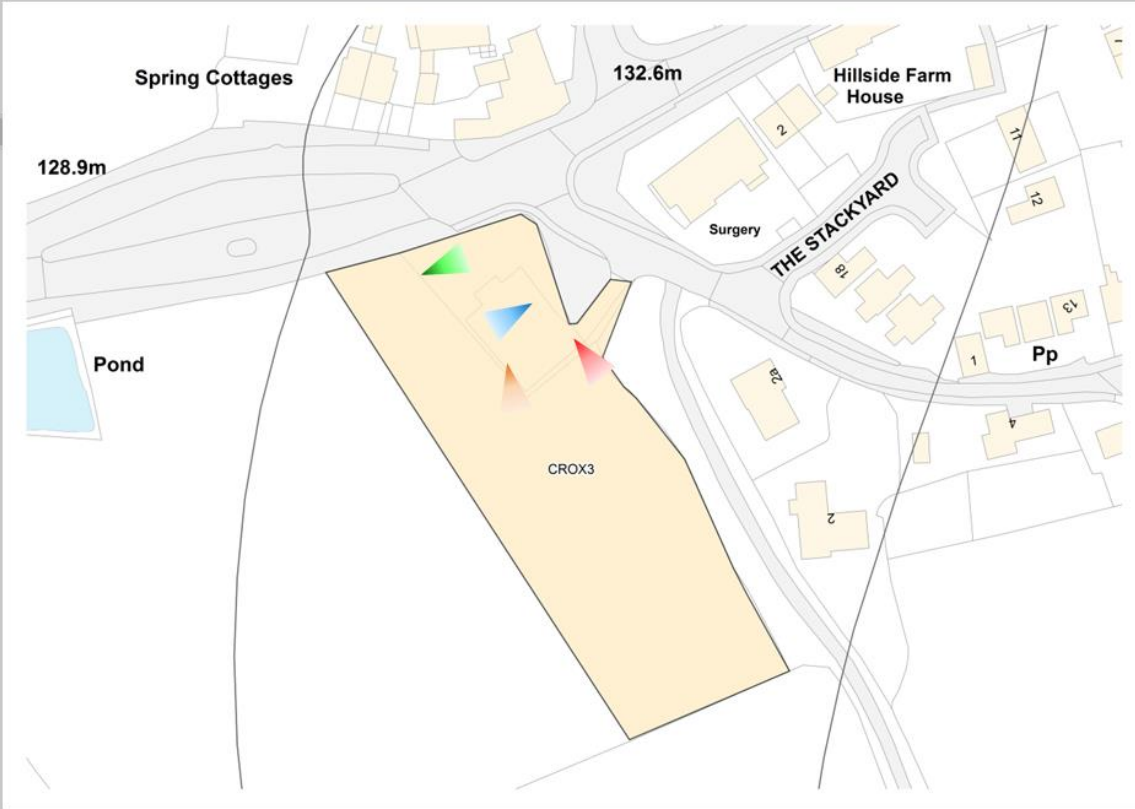
Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None
Sewers	None
Oil pipelines	None (within 500m buffer zone)
Power lines	None
Sustainability Appraisal Summary	
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion, 10: poverty and deprivation (significant positive/minor negative identified), 14: health (although this score is part of a mixed effect overall) and 15: reduction in greenhouse gases. A Potential significant negative effect was identified in relation to SA objective 5: landscape. This issue will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.	

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues raised

Deliverability						
Is there any infrastructure required that would impact on delivery?	No					
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?	Doctors surgery car park, topography, drainage					
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?	Within the next 5 years (by 2020/21)		Between 5 and 10 years (by 2026/27)	Yes	Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Not identified					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Not identified					
What is the planned phasing of delivery?	Not identified					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

CROX3

Land south Main Street (A607) and west of the Nook
Croxtan Kerrial



Picture A:



Picture B:



Picture C:



Picture D:

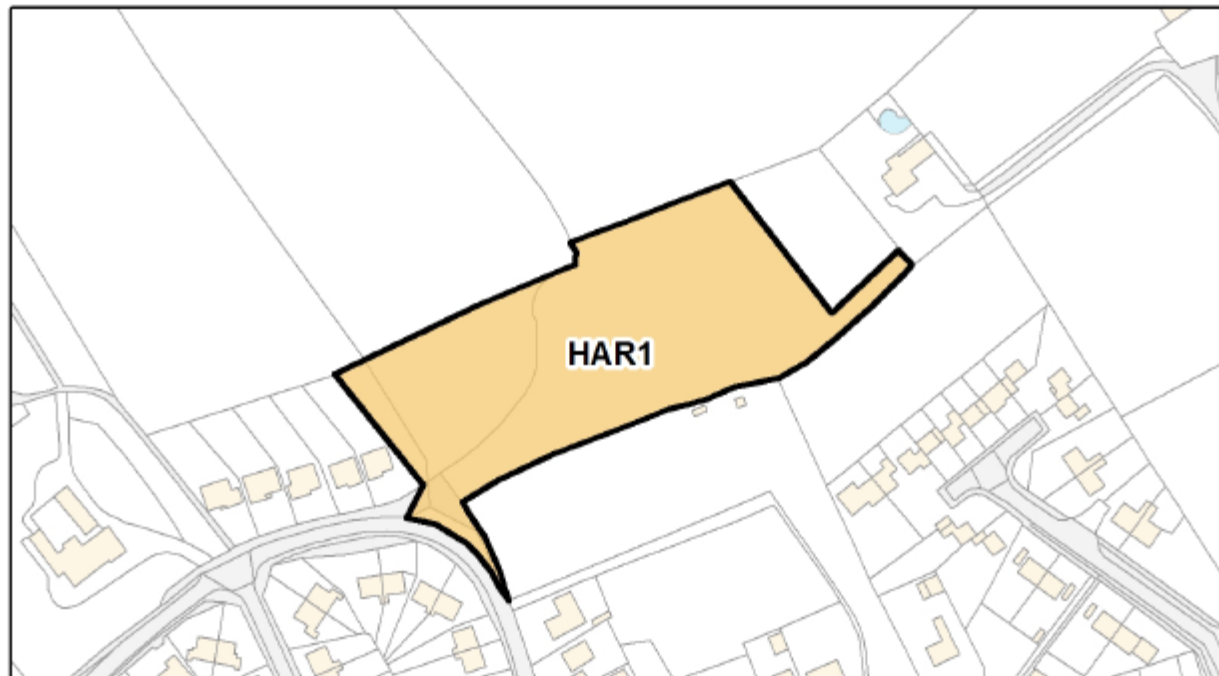


Harby – Update to Site Assessments and Ranking

Updated Rank May 2017	Initial Rank September 2016	Address	Initial Reference	Updated Allocation Reference May 2017	Initial Allocation Reference September 2016	Updated Capacity May 2017	Initial Capacity September 2016	Score from Assessment Update	Summary of Assessment Update
1	1 Land off A606	MBC/001/15 Plot 41 Gardens, Boyers Orchard	MBC/00942/OUT	HAR1	HAR1	15	15	31	Planning permission granted for 15 dwellings
2	2	Former Cheese Producing Dairy, Langar Lane	MBC/134/13	HAR2	HAR2	10	10	34	Planning permission granted for 10 dwellings
3	6	Former Millway Foods, Colston Lane	MBC/020/13	HAR3	HAR6 RESERVE	53	60	23	Planning permission granted on appeal for 53 dwellings.
4	4 & 5	Land at Colston Lane	MBC/016/16	HAR4	HAR4 & HAR5	61	50	27	The original site area submitted was considered to larger scale for the size of the existing settlement. Therefore the site was reduced and split into two sites for assessment purposes (HAR4 & HAR5). However since HAR3 (Initially HAR6) was allowed on appeal, it is considered HAR4 & HAR5 should be combined and dealt with as one site. There is a single current application pending on both areas at present.
5	Not assessed – new site through SHLAA 2017	Land south of Colston Lane	MBC/012/17	HAR5 Reserve	Not allocated	13	Not assessed	27	Site lies in close proximity to access to services and facilities, and is well connected to the village. It scores lower down than the proceeding sites and the same as HAR4 (initially HAR4 & HAR5) however it provides beyond the numbers required for Harby as at March 2017 but as it is potentially suitable for development it is identified as a reserve site.

6	3	Land north of Stathern Lane	MBC/038/16	Not allocated	HAR3	33	40	22	Site frontage comprises of community orchard and local nature reserve. Rear of site are paddocks. Although within a Landscape Character Zone which is considered sensitive to development the site is not significant visually. It is constrained by the lack of suitable access point. If access can be gained it is considered that the site is potentially suitable. The Parish Council own the land and have confirmed there is no intention in the shorter term to progress the site, therefore it ranks lowest out of the sites in Harby and is not required in terms of number of dwellings to meet the residual requirement of Harby. It is therefore removed from C1(a) and is not included as a reserve site under C1(b).
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Site Assessments – Harby					
Site Reference	HAR1 (15/00942/OUT)				
Site Address	Allotment Gardens Boyers Orchard				
Settlement	Harby				
Settlement Category	Service Centre				
Gross Site Area	0.8ha				
Net Site Area & Reason	0.66ha (82.5% of 0.8ha)				
Capacity & Calculation Formula	15 (planning permission granted)				
Planning History	15/00942/OUT granted for 15 dwellings subject to s106				
Land Owner/ Agent providing update	Maurice Fairhurst	Last update received	26 th January 2017	Assessment last updated	31 st January 2017
Overall Summary					
The application has been granted planning permission subject to s106 agreement being resolved. The site is therefore considered suitable for development.					
Issues/ constraints to be mitigated					
None – issues dealt with through planning application process.					
Headline Information					
Availability	Suitability	Deliverability	Viability		
Land available now	Planning permission granted subject to s106 agreement	Delivery identified within 5 years but without further detail.	No known issues – Agent noted that developer contributions have to be factored in to viability tests but has confirmed that this does not mean the site is unviable.		



Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability
Conclusion of committee report for planning application 15/00942/OUT
<p>It is considered that the application presents a balance of competing objectives and the Committee is invited to reconcile these in reaching its conclusion. The Borough is deficient in terms of housing land supply more generally and this would be partly addressed by the application. Affordable housing provision remains one of the Council's key priorities. This application would provide some affordable housing to help to meet identified local needs. Harby is considered to be a relatively sustainable location for limited housing, as there is access to some facilities and services for day-to-day needs. It is considered that balanced against the positive elements of the proposal are the site specific concerns raised in representations particularly in terms of highways safety, the green field nature of the site and the impact upon the character and appearance of the village. The application has been fully assessed by statutory consultees, none of which have recommended refusal of the application.</p> <p>In conclusion it is considered that, on the balance of issues, there are significant benefits from the proposal when assessed under the guidance in the NPPF in terms of housing supply and affordable housing in particular. The balancing issue is considered to be the development of a green field site. The harm in this respect is considered to be limited, bearing in mind the location of the proposal and the absence of any identification that is of particular landscape value.</p> <p>RECOMMENDATION: Permit, subject to conditions.</p> <p>The full report can be found at http://docs.melton.gov.uk:8080/WAM/doc/Other-780897.pdf?extension=.pdf&id=780897&location=volume1&appid=2030&contentType=application/pdf&pageCount=1</p>

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None
Sewers	None
Oil pipelines	None
Power lines	None

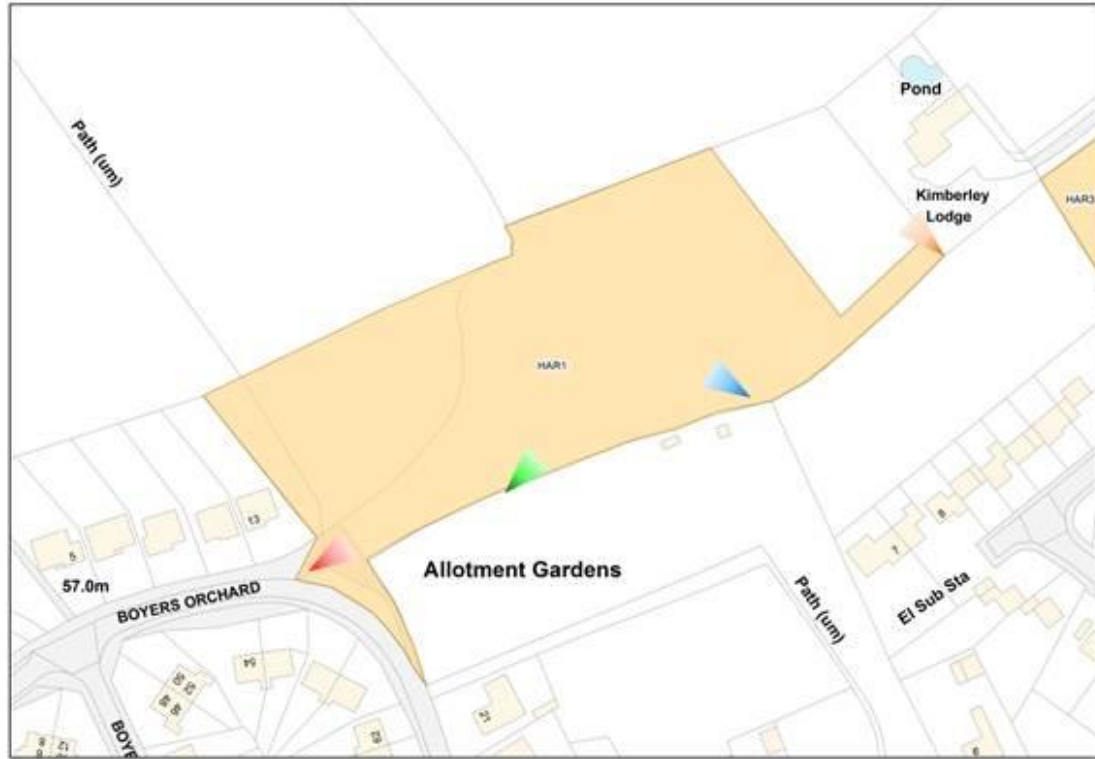
Sustainability Appraisal Summary
<p>Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion, 10: poverty and deprivation and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 8: mineral resources and soil quality. The site is located on grade 3 agricultural land and is a greenfield site.</p>

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No known issues – Agent noted that developer contributions have to be factored in to viability tests but has confirmed that this does not mean the site is unviable.

Deliverability						
Is there any infrastructure required that would impact on delivery?	Affordable housing; Highway and drainage improvements; Contribution to village hall (£22,265).					
If so, what are the requirements and associated timescales?	As part of development.					
What are the key constraints that need to be dealt with in order to bring the site forward?	No					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	15/00942/OUT granted subject to s106	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	As soon as outline consent is obtained and viability assessment has been carried out					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Not identified					
What is the planned phasing of delivery?	Not identified					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Unlikely					
When is it envisaged that the affordable housing element will be delivered?	During the development					

HAR1

Allotment Gardens, Boyers Orchard
Harby



Picture A:



Picture B:

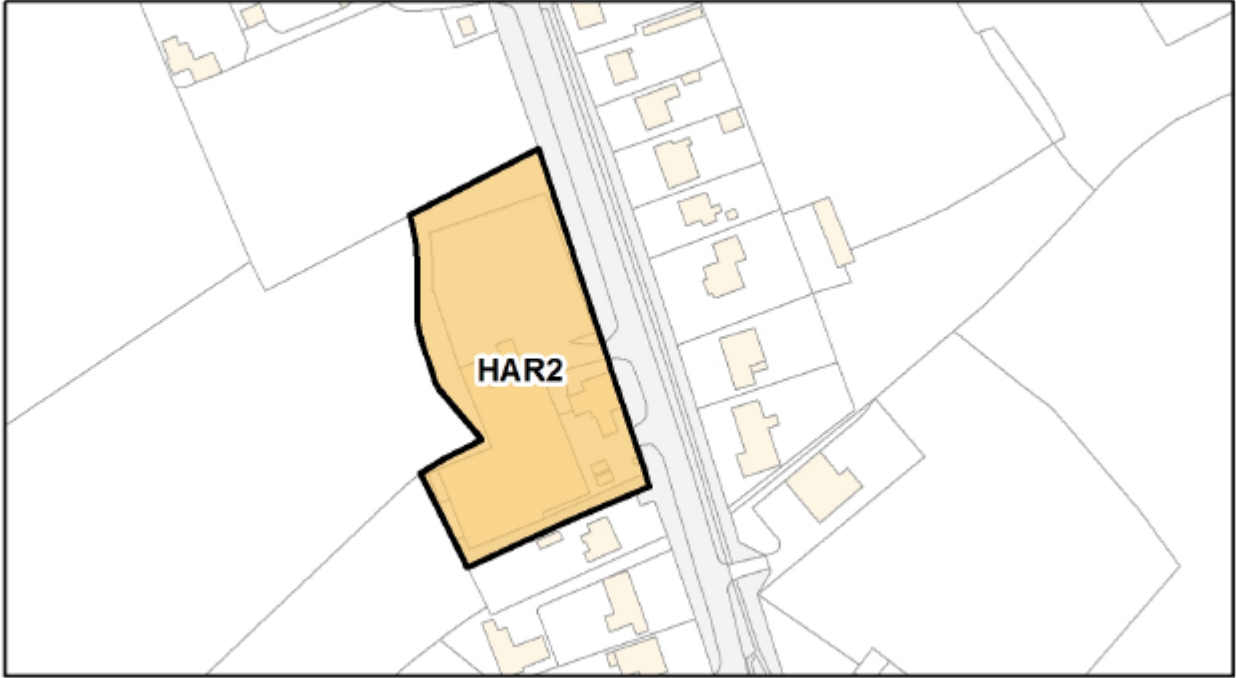


Picture C:



Picture D:



Site Assessments – Harby					
Site Reference	HAR2 (MBC/134/13)				
Site Address	Former Cheese Producing Dairy, Langar Lane				
Settlement	Harby				
Settlement Category	Service Centre				
Gross Site Area	0.5ha				
Net Site Area & Reason	0.41ha (82.5% of 0.5ha)				
Capacity & Calculation Formula	10 (planning permission granted)				
Planning History	15/00933/FUL - Demolition of existing buildings; erection of 10 dwellings; HYBRID APPLICATION: Plots 1-6 - full Plots 7-10 – outline approved. Previous permission on site for 8 dwellings (09/00026/OUT)				
Land Owner/ Agent providing update	Caroline Chave	Last update received	16 th December 2016	Assessment last updated	24 th January 2017

Overall Summary			
Planning permission granted. Site considered well related to village and suitable for development.			
Issues/ constraints to be mitigated			
Highway improvements, footpath improvements, biodiversity and ecology dealt with through consideration of the planning application.			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Planning permission granted in full on plots 1 – 6 and outline 7-10. Reserved matters also submitted for plot 9.	The site is being sold on a plot-by-plot basis by Redmile Developments to self-builders. Site preparation works are nearly complete and it is expected that the first dwelling will be completed Summer 2017.	No known issues.

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	The site is being sold on a plot-by-plot basis by Redmile Developments to self-builders.
Has written confirmation been received from all landowners to confirm the land is available?	The site is being sold on a plot-by-plot basis by Redmile Developments to self-builders.

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Provision of market and affordable housing	+
Relationship / connectivity with host settlement;	Well related to the village settlement being located within the boundary.	++
Access to services and facilities (by foot (ideally 800m ¹⁰) / bicycle (2km) or public transport.	Services are all accessible by foot due to being within the village	++
Proximity to employment;	Employment sites that are accessible from the site include: 1km Kimberley Industrial Units 1.2km Langar 1.9km Electro Motion, Hose 4.8km Long Clawson Dairy 8km Belvoir Fruit Farm 9km Orston Lane Bottesford 9km Longhedge Lane Bottesford 9km Crown Business Park, Old Dalby 9km Old Dalby Trading Estate	+
Availability of public transport;	The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford for bus and train station services to Nottingham and Grantham.	+
Brownfield land.	Yes – vacant dairy	++

¹⁰ Mfs indicates 800 metres can be walkable.

Loss of employment or other beneficial use	Vacant dairy not been in use for many years. Planning permission has been granted in the past for residential development.	0																												
Access / including public footpath access;	<p>Access onto Langar Lane with good visibility. Footpath improvements links needed into the village. Site is within the village and has footways opposite the site giving access to the village services. No PRoW through the site. Extensive PRoW network allows access to the surrounding countryside. PRoW G53, G51 and G52 runs to the north of the village, G33, G50 G55 and G56 runs to the south and G58 to the southeast.</p> <p>Highway Authority Response December 2016: Planning permission granted for 15/00933/FUL. No objections raised.</p>	++																												
Major infrastructure requirements (transport schemes etc)	Extension of footway	+																												
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Harby Primary School is 280m to the south east of the site. The capacity agreed is currently 105 pupils. There are currently 91 enrolled (Jan 2017). Forecasts show that there will be capacity of 10 places by January 2021. The Local Education Authority has not raised Harby Primary School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="736 1002 1473 1262"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>HAR1</td> <td>15</td> <td>4</td> </tr> <tr> <td>HAR2</td> <td>10</td> <td>2</td> </tr> <tr> <td>HAR3</td> <td>53</td> <td>13</td> </tr> <tr> <td>HAR4</td> <td>61</td> <td>15</td> </tr> <tr> <td>Total</td> <td>139</td> <td>34</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1" data-bbox="736 1369 1509 1406"> <thead> <tr> <th>School</th> <th>Agreed</th> <th>Enrolled</th> <th>Forecast</th> <th>Capacity</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	HAR1	15	4	HAR2	10	2	HAR3	53	13	HAR4	61	15	Total	139	34	School	Agreed	Enrolled	Forecast	Capacity						++
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Total	139	34																												
School	Agreed	Enrolled	Forecast	Capacity																										

	Capacity Jan 2021	Jan 2017	enrolled Jan 2021	Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is in Bottesford (10.5km) and Melton Mowbray at John Ferneley College and Long Field Academy (12km). It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray and Bottesford.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
HAR1	15	3
HAR2	10	2
HAR3	53	9
HAR4	61	10
Total	139	24

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be

	<p>referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.</p> <p>NHS General Practice Health Services: Harby is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs and Long Clawson Surgery which has 6,358 registered patients who are served by 8 GPs and . All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and Long Clawson Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or Scheduled Ancient Monuments present on site. Nearest listed building to the site, the War Memorial is located 235m away. Village does not have a designated Conservation Area	++
Flooding/Drainage	Flood Zone 1.	++

Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No nationally designation. Protected species survey may be required prior to demolition	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None identified	++
Landscape designation (<i>influence report – designation</i>).	Overall landscape sensitivity of this LCZ to residential development is medium due to the well integrated and defined settlement edge associated with the Grantham Canal that in turn contributes to the enclosed visual character that has low sensitivity to changes. Elements of this LCZ including the intact and historic field pattern are sensitive to residential development. The contained nature and little topographic variation of this LCZ reduces the sensitivity.	0
Visual Impact	Site sits within the village in close proximity to local services, removal of large leylandii and empty dairy buildings would be a visual improvement. No visual impact	++
Agricultural Land classification	3a/3b	+
Noise or other pollutants	None identified	++

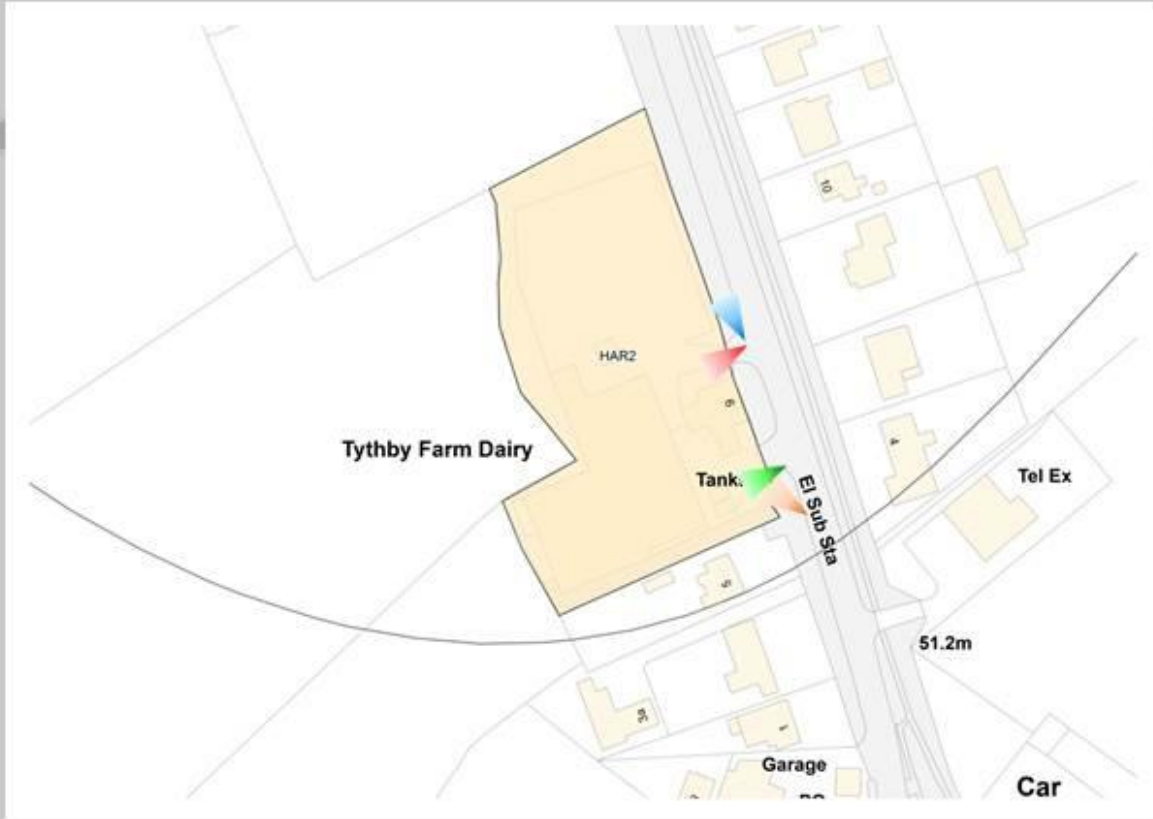
Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None
Sewers	Surface Water Drain along edge of site along one boundary
Oil pipelines	None
Power lines	Small section of line (HV) at entrance to site
Sustainability Appraisal Summary	
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 8: mineral resources and soil quality 9: social inclusion and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 4: employment. This is due to the distance to Melton Mowbray and other employment sites and the loss of employment land. The site has planning permission for residential development and the loss of employment land was assessed as part of the planning application.	

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	No					
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?	Technical constraints have all been resolved through the process leading to the grant of planning permission 15/00933/FUL and subsequent discharge of planning conditions. Development has commenced.					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
Is there agreement with the landowner/s that the site is available and deliverable?	Development has commenced and is expected to be complete before April 2018. The site is being sold on a plot-by-plot basis by Redmile Developments.					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)	Yes (plots 1-6)	Outline	Yes (plots 7-10)	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Reserved matters application has already been submitted for Plot 9 and applications will follow for Plots 7, 8 and 10 early in 2017.					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	Site preparation works are underway and will be complete in early 2017.					
When is it expected that the first dwelling on site will be completed?	Summer 2017					
What is the planned phasing of delivery?	No need for phasing – small site					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	N/A					

HAR2

Former Cheese Producing Dairy, Langar Lane
Harby



Picture A:



Picture B:



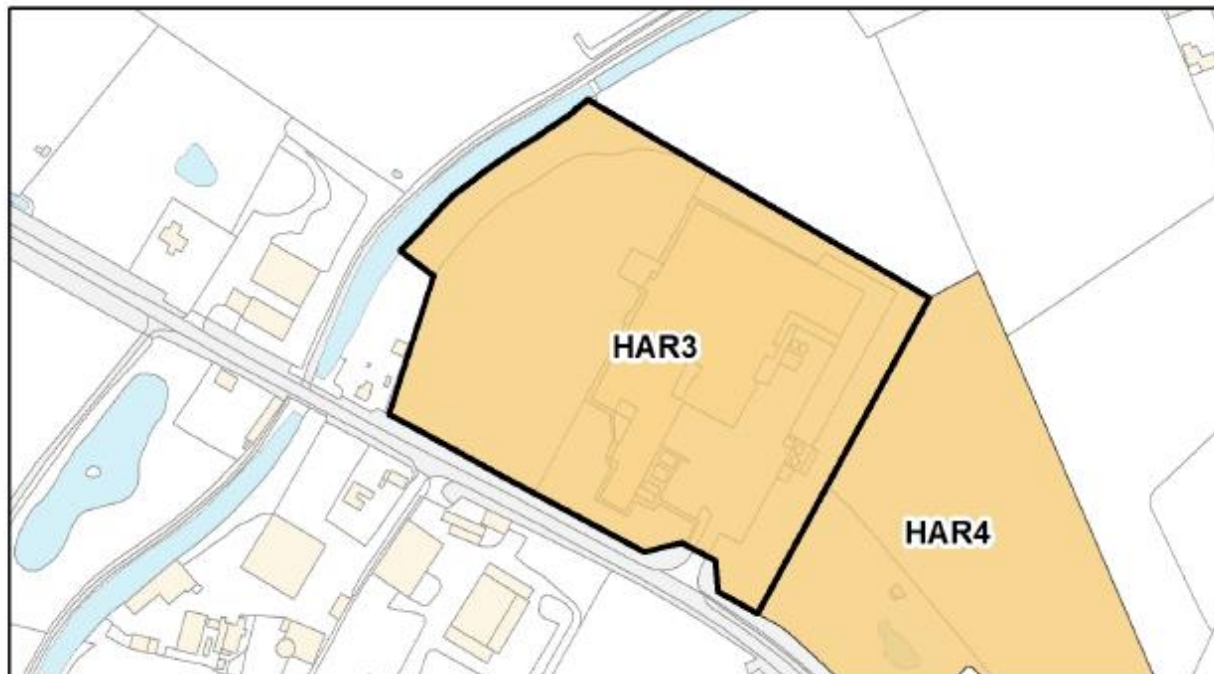
Picture C:



Picture D:



Site Assessments – Harby					
Site Reference	HAR3 (Initially HAR6 RESERVE) (MBC/020/13)				
Site Address	Former Millway Foods, Colston Lane				
Settlement	Harby				
Settlement Category	Service Centre				
Gross Site Area	3.12ha				
Net Site Area & Reason	1.95ha (62.5% of 3.12ha)				
Capacity & Calculation Formula	53 (1.95ha @ 30dph = 59 but planning permission granted for 53)				
Planning History	<p>16/00664/OUT for 31 dwellings and 10,000ft of employment space currently pending</p> <p>15/00673/OUT refused for 53 dwellings. Appeal allowed 13th January 2017.</p>				
Land Owner/ Agent providing update	Mr Griffiths	Last update received	8 th February 2017	Assessment last updated	8 th February 2017



Overall Summary			
Planning permission refused for site due to separation from settlement, however allowed on appeal 13 th January 2017.			
Issues/ constraints to be mitigated			
Planning permission granted			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Appeal allowed and planning permission granted for 53 dwellings	Agent has confirmed that they are working on specific timescales following appeal being allowed. They have confirmed the land is available and the intention is still to develop	No issues raised

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative).
Meeting identified need;	Provision of market and affordable housing	++
Relationship / connectivity with host settlement;	Site is situated to the west of the village centre accessed from Colston Lane. A footway is accessible opposite the site leading to the village which sits at a distance of 350 metres of the village services and bus stops. Well related in terms of footpaths but disconnected from the built form of the village.	-
Access to services and facilities (by foot (ideally 800m ¹¹) / bicycle (2km) or public transport.	Site is within 350 metres of the village services and the bus stop.	++
Proximity to employment;	Employment sites that are accessible from the site include: 1.3km Kimberley Industrial Units 1.1km Langar 1.6km Electro Motion, Hose 4.6km Hickling Lane 8km Belvoir Fruit Farm 9km Orston Lane Bottesford 9km Longhedge Lane Bottesford 9km Crown Business Park, Old Dalby 9km Old Dalby Trading Estate	+
Availability of public transport;	The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a	+

¹¹ MfS indicates 800 metres can be walkable.

	connection to Bottesford for bus and train station services to Nottingham and Grantham.																			
Brownfield land.	Part of site is brownfield – site to the northwest is pasture and previously used for wildflowers	+																		
Loss of employment or other beneficial use	Site formally operated as a dairy. Been vacant for many years with no use taking place. Fire damaged buildings	-																		
Access / including public footpath access;	<p>Access to the site is via Colston Lane an adopted highway. There are no PRow running through the site. However there is an extensive PRow network giving access to the surrounding countryside. PRow G53, G51 and G52 runs to the north of the village, G33, G50 G55 and G56 runs to the south and G58 to the southeast.</p> <p>Highway Authority Response to 16/00664/OUT and 15/00673/OUT:</p> <p>The Local Highway Authority advice is that, in its view the residual cumulative impacts of development are not considered severe in accordance with Paragraph 32 of the NPPF.</p>	+																		
Major infrastructure requirements (transport schemes etc)	Provision of footway	+																		
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Harby Primary School is 500m to the east of the site. The capacity agreed is currently 105 pupils. There are currently 91 enrolled (Jan 2017). Forecasts show that there will be capacity of 10 places by January 2021.</p> <p>The Local Education Authority has not raised Harby Primary School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="734 1145 1469 1406"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>HAR1</td> <td>15</td> <td>4</td> </tr> <tr> <td>HAR2</td> <td>10</td> <td>2</td> </tr> <tr> <td>HAR3</td> <td>53</td> <td>13</td> </tr> <tr> <td>HAR4</td> <td>61</td> <td>15</td> </tr> <tr> <td>Total</td> <td>139</td> <td>34</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	HAR1	15	4	HAR2	10	2	HAR3	53	13	HAR4	61	15	Total	139	34	++
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HAR1	15	4																		
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Total	139	34																		

Secondary Education:

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is in Bottesford (10.5km) and Melton Mowbray at John Ferneley College and Long Field Academy (12km). It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray and Bottesford.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
HAR1	15	3
HAR2	10	2
HAR3	53	9
HAR4	61	10
Total	139	24

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Harby is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs and Long Clawson Surgery which has 6,358 registered patients who are served by 8 GPs and . All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and Long Clawson Surgery.

NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified

	that the demand for dental care is met partly by the private market.	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or Scheduled Ancient Monuments present on site. The closest listed building is 105m to the west of the site, Remains of Harby Windmill. The village does not have a designated Conservation Area.	++
Flooding/Drainage	Flood Zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. May have protected species on site due to pond situated to the front of the site. North western edge adjoins the canal which is a candidate/potential local wildlife site.	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Removal of fire damaged buildings/contamination	-
Landscape designation (<i>influence report – designation</i>).	Overall landscape sensitivity of this LCZ to residential development is medium due to the well integrated and defined settlement edge associated with the Grantham Canal that in turn contributes to the enclosed visual character that has low sensitivity to changes. Elements of this LCZ including the intact and historic field pattern are sensitive to residential development. The contained nature and little topographic variation of this LCZ reduces the sensitivity.	0
Visual Impact	The removal of the derelict dairy and fire damaged buildings would be a visual improvement. However , the site is not well related to properties on Colston Lane and would be disconnected from the village. The greenfield part of the site to the west form part of the rural setting of the village and development on the site would be disconnected and would have an adverse impact on the rural character of this part of Colston Lane.	-
Agricultural Land classification	3a/3b	+
Noise or other pollutants	None identified	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – adjacent one boundary
Sewers	None
Oil pipelines	None
Power lines	Line (HV) runs along boundary of part of the site

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion, 10: reducing social deprivation and 15: energy efficiency. No potential significant negative effects were identified.

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues raised

Deliverability						
Is there any infrastructure required that would impact on delivery?	No					
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 to settlement with additional or upgraded footpaths					
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?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	15/00673/OUT refused for 53 dwellings. Appeal allowed 13 th January 2017.	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Not identified – working on timescales at present					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	Not identified – working on timescales at present					
When is it expected that the first dwelling on site will be completed?	Not identified – working on timescales at present					
What is the planned phasing of delivery?	Not identified – working on timescales at present					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified – working on timescales at present					
When is it envisaged that the affordable housing element will be delivered?	Not identified – working on timescales at present					

HAR3

Former Millway Foods, Colston Lane
Harby



Picture A:



Picture B:



Picture C:



Picture D:



Site Assessments – Harby					
Site Reference	HAR4 (Initially HAR4 & HAR5) (MBC/016/16 part 2)				
Site Address	Land at Colston Lane				
Settlement	Harby				
Settlement Category	Service Centre				
Gross Site Area	1.76ha				
Net Site Area & Reason	1.45ha (82.5% of 1.76ha)				
Capacity & Calculation Formula	44 (1.45ha @ 30dph)				
Planning History	16/00318/OUT for 50 dwellings which includes additional land to the rear of HAR3 (initially HAR6) currently pending consideration.				
Land Owner/ Agent providing update	Andrew Gore - Marrons Planning	Last update received	7 th February 2017	Assessment last updated	7 th February 2017

Overall Summary
<p>The original site area submitted was considered to larger scale for the size of the existing settlement. Therefore the site was reduced and split into two sites for assessment purposes (HAR4 & HAR5). However since HAR3 (Initially HAR6) was allowed on appeal, it is considered HAR4 & HAR5 should be combined and dealt with as one site. There is a single current application pending on both areas at present.</p>
Issues/ constraints to be mitigated
<p>Reduced size of site and sensitive design of layout and landscaping to respond to the settlement fringe.</p> <ul style="list-style-type: none"> • Provision of affordable housing • Highway infrastructure improvements • Provision of footway from site • 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)

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that site is suitable for development	3 months allowed for site preparation with the first dwelling being completed 3 months after the completion of site preparation work at a rate of 1 dwelling per fortnight	Discussions currently being carried out with District Valuation Office through planning application process

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	2
Has written confirmation been received from all landowners to confirm the land is available?	Yes - planning application

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); - (negative); - - (Strong negative).
Meeting identified need;	Provision of market and affordable housing	++
Relationship / connectivity with host settlement;	Site is situated to the west of the village centre accessed from Colston Lane. A footway is accessible opposite the site leading to the village which sits at a distance of 300 metres of the village services and bus stops. Well related to the village as it provides continuation of the built form. The north western part is not so related and more distanced from settlement.	++
Access to services and facilities (by foot (ideally 800m ¹²) / bicycle (2km) or public transport.	Site is within 300 metres of the village services and the bus stop.	++
Proximity to employment;	Employment sites that are accessible from the site include:	+

¹² Mfs indicates 800 metres can be walkable.

	<p>1.2km Kimberley Industrial Units 1.2km Langar 1.7km Electro Motion, Hose 4.6km Hickling Lane 8km Belvoir Fruit Farm 9km Orston Lane Bottesford 9km Longhedge Lane Bottesford 9km Crown Business Park, Old Dalby 9km Old Dalby Trading Estate</p>	
Availability of public transport;	The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford for bus and train station services to Nottingham and Grantham.	+
Brownfield land.	No – in agricultural use	--
Loss of employment or other beneficial use	Loss of agricultural buildings	0
Access / including public footpath access;	<p>Access is via Colson Lane it is an adopted highway with footway provision on one side only. There are no PRoW within the site but extensive PRoW network around the village giving access to the surrounding countryside. PRoW G53, G51 and G52 runs to the north of the village, G33, G50 G55 and G56 runs to the south and G58 to the southeast.</p> <p>Highway Authority Response to 16/00318/OUT: The Local Highway Authority advice is that, in its view the residual cumulative impacts of development can be mitigated and are not considered severe in accordance with Paragraph 32 of the NPPF, subject to the Conditions and Contributions as outlined in this report.</p>	+
Major infrastructure requirements (transport schemes etc)	Provision of footways from the site.	+
Infrastructure capacity (schools / GPs / etc);	Primary Education: Harby Primary School is 390m to the east of the site. The capacity agreed is currently 105 pupils. There are currently 91 enrolled (Jan 2017). Forecasts show that there will be capacity of 10 places by January 2021. The Local Education Authority has not raised Harby Primary School as a constrained site and therefore it is considered that the additional places	++

required as a result of the development of this site could be accommodated by s106 contributions.

Ref	Site Capacity	No. of school places generated (0.239 per dwelling)
HAR1	15	4
HAR2	10	2
HAR3	53	13
HAR4	61	15
Total	139	34

Secondary Education:

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is in Bottesford (10.5km) and Melton Mowbray at John Ferneley College and Long Field Academy (12km). It is recognised that as a result of development that additional secondary school places will be

required but can be accommodated at the existing secondary schools in Melton Mowbray and Bottesford.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
HAR1	15	3
HAR2	10	2
HAR3	53	9
HAR4	61	10
Total	139	24

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Harby is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs and Long Clawson Surgery which has 6,358 registered patients who are served by 8 GPs and . All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who

	<p>are responsible for the Latham House Medical Practice and Asfordby Surgery and Long Clawson Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or Scheduled Ancient Monuments present on site. The nearest listed building is 210m from the western point of the site, the remains of Harby Windmill. The village does not have a designated Conservation Area.	++
Flooding/Drainage	Flood Zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. May have protected species on site due to pond situated to the front of the site. North western edge adjoins the canal which is a candidate/potential local wildlife site.	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None identified	++
Landscape designation (<i>influence report – designation</i>).	Overall landscape sensitivity of this LCZ to residential development is moderate due to the well integrated and defined settlement edge associated with the Grantham Canal that in turn contributes to the enclosed visual character that has low sensitivity to changes. Elements of this LCZ including the intact and historic field pattern are sensitive to residential	0

	development. The contained nature and little topographic variation of this LCZ reduces the sensitivity.	
Visual Impact	The site is well related to properties on Colston Lane and rear of Main Street. The workshop in the centre of the site dividing the frontage is considered to form the edge of the village when approaching from the west. The site to the north and west would be more visually intrusive on the open countryside and view across the village from the north along the canal. Part of the site has ridge and furrow on it. It is considered that with suitable mitigation the visual impact would be acceptable.	+
Agricultural Land classification	3a/3b	+
Noise or other pollutants	Possible contamination from the agricultural use	+

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – Adjacent one boundary
Sewers	None
Oil pipelines	None
Power lines	Line (HV) crosses part of the site

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion, 10: reducing social deprivation and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 8: mineral resources and soil quality. The land is identified as greenfield land which has an agricultural grade of 3. The loss of high grade agricultural land therefore has to be considered.

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	Current talks being carried out with the District Valuation Office as part of the current planning application but expect this to be resolved in the next two weeks.

Deliverability						
Is there any infrastructure required that would impact on delivery?	None anticipated					
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?	None anticipated					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	16/00318/OUT for 50 dwellings pending consideration	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	As soon as outline consent is obtained.					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	3 months					
When is it expected that the first dwelling on site will be completed?	3 months after completion of site preparation works					
What is the planned phasing of delivery?	1 dwelling per fortnight					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	None identified					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

HAR4

Land at Colston Lane
Harby



Picture A:



Picture B:



Picture C:



Site Assessments – Harby					
Site Reference	HAR5 RESERVE MBC/012/17				
Site Address	Land south of Colston Lane				
Settlement	Harby				
Settlement Category	Service Centre				
Gross Site Area	0.52Ha				
Net Site Area & Reason	0.43Ha (82.5% of 0.52ha)				
Capacity & Calculation Formula	13 (0.43ha @30dph)				
Planning History	None				
Land Owner/ Agent providing update	Emily Barnacle – Shoulers	Last update received	16/05/2017	Assessment last updated	16/05/2017

Overall Summary			
Site lies in close proximity to access to services and facilities, and is well connected to the village.			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Visual impact – settlement edge 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land is not available at present but could potentially be available beyond 5 years from now.	Land has been assessed and is considered potentially suitable.	No timescales provided for deliverability.	No known issues.

Availability	
Is the land available for development now?	No
If the site is not available now, when will it become available?	Beyond 5 years
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	No formal agreement but is promoting site through SHLAA

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Less than 20 dwellings	+
Relationship / connectivity with host settlement;	Site lies in close proximity to access to services and facilities, and is well connected to the village. Site is connected to the Main Street through Colston Lane.	+
Access to services and facilities (by foot (ideally 800m ¹³) / bicycle (2km) or public transport.	Site is well connected to Main Street of the village and has access to services and facilities in the village, site is at a distance of about 195 metres from the centre of the village.	++
Proximity to employment;	Employment sites that are accessible from the site include: 1.1km Kimberley Industrial Units 1.4km Langar 1.7km Electro Motion, Hose 4.5km Long Clawson Dairy 8km Belvoir Fruit Farm 9km Orston Lane Bottesford 9km Longhedge Lane Bottesford 9km Crown Business Park, Old Dalby 9km Old Dalby Trading Estate	+
Availability of public transport;	Distance to bus stop is about 185metres, Bus Service 24 and PUL run every hour	+

¹³ Mfs indicates 800 metres can be walkable.

Brownfield land.	Greenfield	- -
Loss of employment or other beneficial use	No loss of employment as such, however current use of agricultural land.	0
Access / including public footpath access;	<p>No access constraint identified (can be through Colston Lane or through road on western boundary, however Highways to be involved.</p> <p>Highway Authority Comments May 2017: The site located within 1km from the local Primary School and within 800m of a bus service. Colston Lane is a class C road subject to a 30mph speed limit. Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority. If access could be designed in accordance with the 6Cs Design Guide, then there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.</p>	+
Major infrastructure requirements (transport schemes etc)	It is not considered that there would be any major infrastructure requirements associated with this site	++
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Harby Primary School is 380m to the east of the site. The capacity agreed is currently 105 pupils. There are currently 91 enrolled (Jan 2017). Forecasts show that there will be capacity of 10 places by January 2021.</p> <p>The Local Education Authority has not raised Harby Primary School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p>	++

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	<p>NHS Dentist Services:</p> <p>A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017.</p> <p>At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford.</p> <p>Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>The village of Harby is not a conservation area and the historic core of the village, including the Grade II* listed church, is located to the opposing east side of the site. The only potentially affected heritage assets are the Nags Head public house and The Croft, both Grade II listed buildings. The identifiable harm would be to the setting of these buildings and the appreciation from / to the heritage assets. However, both buildings are surrounded by modern C20 development and the minor harm of additional modern dwellings would be outweighed in the planning balance.</p>	++
Flooding/Drainage	<p>Site not affected by flood risk</p> <p>EA comments May 2017: The site is underlain by aquifer but as the site is a greenfield site then this is not considered a constraint to development.</p>	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Farm wildlife Package Areas	+
TPO / Ancient woodland;	None	++
Historic Park;	No Historic Park	++

Technical constraints (contamination / land stability);	No technical constraints identified.	++
Landscape designation (<i>influence report – designation</i>).	<i>LCZ 4 Medium</i>	0
Visual Impact	Site well related to the village, small scale development will not impact the surrounding character.	++
Agricultural Land classification	3a / 3b	-
Noise or other pollutants	No noise or other known pollutants known to be affecting the site	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	Low Pressure Mains along part of one boundary
Water Mains	Adjacent one boundary
Sewers	Public foul gravity in close proximity to one corner of the site
Oil pipelines	None
Power lines	High Voltage line along one boundary and Low voltage line crosses the site

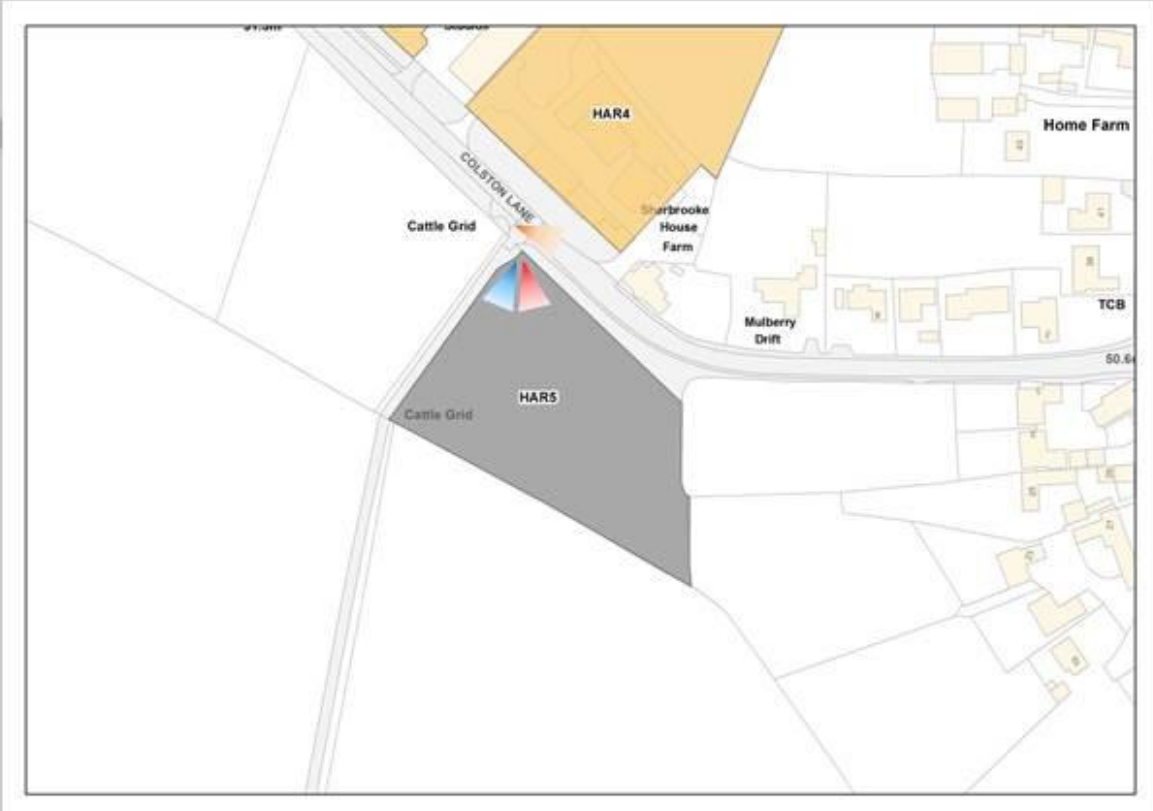
Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: access to services and potentially , 10: social and economic inclusion. Potential significant negative effects were identified in relation to SA objective 6: geodiversity and biodiversity and , 8: efficient use of land and minerals.

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	None aware of.					
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?	None aware of.					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
Is there agreement with the landowner/s that the site is available and deliverable?	No formal agreement but promoting site.					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)		Between 5 and 10 years (by 2026/27)	Possibly	Beyond 10 years (after 2027/28)	Possibly
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Not identified.					
How long has been allowed for site preparation works?	Not identified.					
When is it expected that the first dwelling on site will be completed?	Not identified.					
What is the planned phasing of delivery?	Not identified.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified.					
When is it envisaged that the affordable housing element will be delivered?	Not identified.					

HAR5

Land south of Colston Lane
Harby



Picture A:

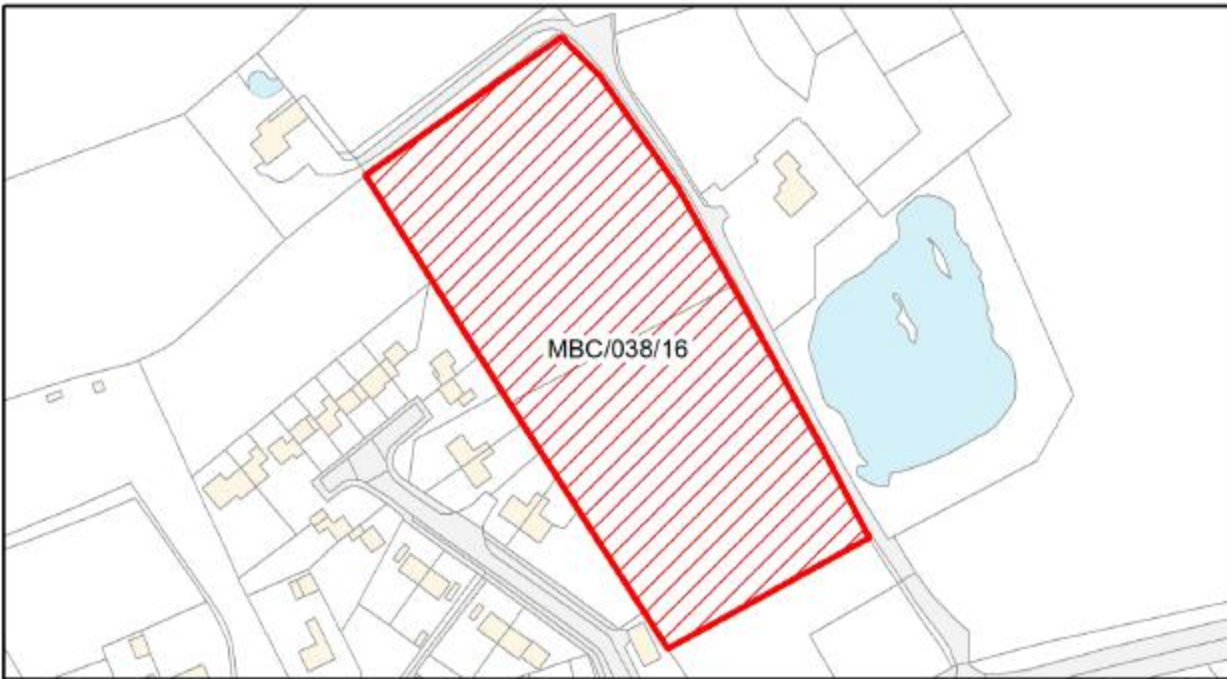


Picture B:



Picture C:



Site Assessments – Harby					
Site Reference	MBC/038/16 (Initially HAR3)				
Site Address	Land north of Stathern Lane				
Settlement	Harby				
Settlement Category	Service Centre				
Gross Site Area	1.35ha				
Net Site Area & Reason	1.11ha (82.5% of 1.35ha)				
Capacity & Calculation Formula	33 (1.11ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Phillip Tillyard - Long Clawson, Hose and Harby Parish Council	Last update received	21 st February 2017	Assessment last updated	21 st February 2017

Overall Summary
<p>Site frontage comprises community orchard and local nature reserve. Rear of site paddocks. Although within a Landscape Character zone which is considered sensitive to development the site is not significant visually. It is not constrained apart from the lack of a suitable point of access - if this can be resolved site would be a good site for allocation. Landowner has confirmed there isn't an intention to deliver the site for at least 10-15 years and only if the requirement for Harby increases during that period.</p>
Issues/ constraints to be mitigated
<ul style="list-style-type: none"> • Access • Deliverability

Headline Information			
Availability	Suitability	Deliverability	Viability
Landowner has confirmed that the land will not be brought forward at least for 10-15 years and only if the requirement for housing in Harby increases in that time.	Site assessment concluded that the site is potentially suitable.	Parish Council have confirmed that as planning permission has been granted on site HAR6, they no longer want the site to be identified as an allocated site as they do not intend to bring the site forward, at least in the next 10 – 15 years.	No issues raised
Availability			
Is the land available for development now?	No		
If the site is not available now, when will it become available?	Not identified by landowner for development for the foreseeable future.		
How many landowners are involved in the site?	1		
Has written confirmation been received from all landowners to confirm the land is available?	Owned by Parish Council		

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Provision of market and affordable housing	++
Relationship / connectivity with host settlement;	Site is situated to the east of the village centre. A footway is accessible from the site entrance leading to the village which sits at a distance of 650 metres of the village services and bus stops. Well related in terms of footpaths	+
Access to services and facilities (by foot (ideally 800m ¹⁴) / bicycle (2km) or public transport.	Site is within 800 metres of the village services and the bus stop.	++
Proximity to employment;	Employment sites that are accessible from the site include: 170m Kimberley Industrial Units 1.8km Langar 2.4km Electro Motion, Hose 5.2km Long Clawson Dairy 8km Belvoir Fruit Farm	+

¹⁴ Mfs indicates 800 metres can be walkable.

	<p>9km Orston Lane Bottesford 9km Longhedge Lane Bottesford 9km Crown Business Park, Old Dalby 9km Old Dalby Trading Estate</p>	
Availability of public transport;	The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford for bus and train station services to Nottingham and Grantham.	+
Brownfield land.	Site comprises paddocks and community orchard and local nature reserve to the front	- -
Loss of employment or other beneficial use	Site comprises paddocks and community orchard and local nature reserve to the front. Loss of the frontage area would not be acceptable	-
Access / including public footpath access;	<p>Access to the site would have to be via Pinfold Place. There are no PRow running through the site.</p> <p>Highway Authority Response December 2016: This site appears to be land-locked and has no frontage onto an adopted highway. If this can be addressed there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development management process, may lead to the site being view less favourably.</p> <p>Highway Authority Response February 2017: The site is well placed to access the local Primary School, shops and regular bus services. On application, improvements to access these facilities by sustainable transport (walking/ cycling/ public transport) should be explored further. As the site is currently vacant, trip generation should be taken from similar sites in the TRICS database and growth rate taken from TEMPRO for the opening year. Distribution on the network should be taken from Travel to Work Census data (most up to date data available). The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority. Concept proposal and supporting information would be required</p>	+

	(>25dw) on submission of application.																																							
Major infrastructure requirements (transport schemes etc)	Provision of suitable access	-																																						
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Harby Primary School is 580m to the west of the site. The capacity agreed is currently 105 pupils. There are currently 91 enrolled (Jan 2017). Forecasts show that there will be capacity of 10 places by January 2021. The Local Education Authority has not raised Harby Primary School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>HAR1</td> <td>15</td> <td>4</td> </tr> <tr> <td>HAR2</td> <td>10</td> <td>2</td> </tr> <tr> <td>HAR3</td> <td>53</td> <td>13</td> </tr> <tr> <td>HAR4</td> <td>61</td> <td>15</td> </tr> <tr> <td>Total</td> <td>139</td> <td>34</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1"> <thead> <tr> <th>School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton Mowbray</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> <tr> <td>Long Field Academy</td> <td>800</td> <td>546</td> <td>670</td> <td>130</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	HAR1	15	4	HAR2	10	2	HAR3	53	13	HAR4	61	15	Total	139	34	School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton Mowbray	1100	1145	1285	-185	Long Field Academy	800	546	670	130	++
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Harby is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs and Long Clawson Surgery which has 6,358 registered patients who are served by 8 GPs and . All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been

	<p>raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and Long Clawson Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or Scheduled Ancient Monuments present on site. The closest listed building is 223m away, The Old Rectory. The village does not have a designated Conservation Area.	++
Flooding/Drainage	Flood Zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. May have protected species on site due to local nature reserve situated to the front of the site.	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Oil pipeline buffer	-
Landscape designation (<i>influence report – designation</i>).	Overall landscape sensitivity of this LCZ to residential development is medium - high due to the well integrated and defined settlement edge	-
Visual Impact	2 small paddocks to the rear are well contained and would have little visual impact .	+
Agricultural Land classification	3b	++
Noise or other pollutants	None identified	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None
Sewers	None
Oil pipelines	On edge of 500m buffer zone
Power lines	Underground (LV) runs across northern part of site

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion, 10: reducing social deprivation and 15: energy efficiency. No potential significant negative effects were identified.

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	Not identified					
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?	Not identified					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
Is there agreement with the landowner/s that the site is available and deliverable?	Not available or deliverable in the short term.					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)		Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	Possibly
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Not identified – but not within the next five years					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Not identified					
What is the planned phasing of delivery?	Not identified					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

MBC/038/16

Land east of Pinfold Place
Harby



Picture A:



Picture B:



Picture C:



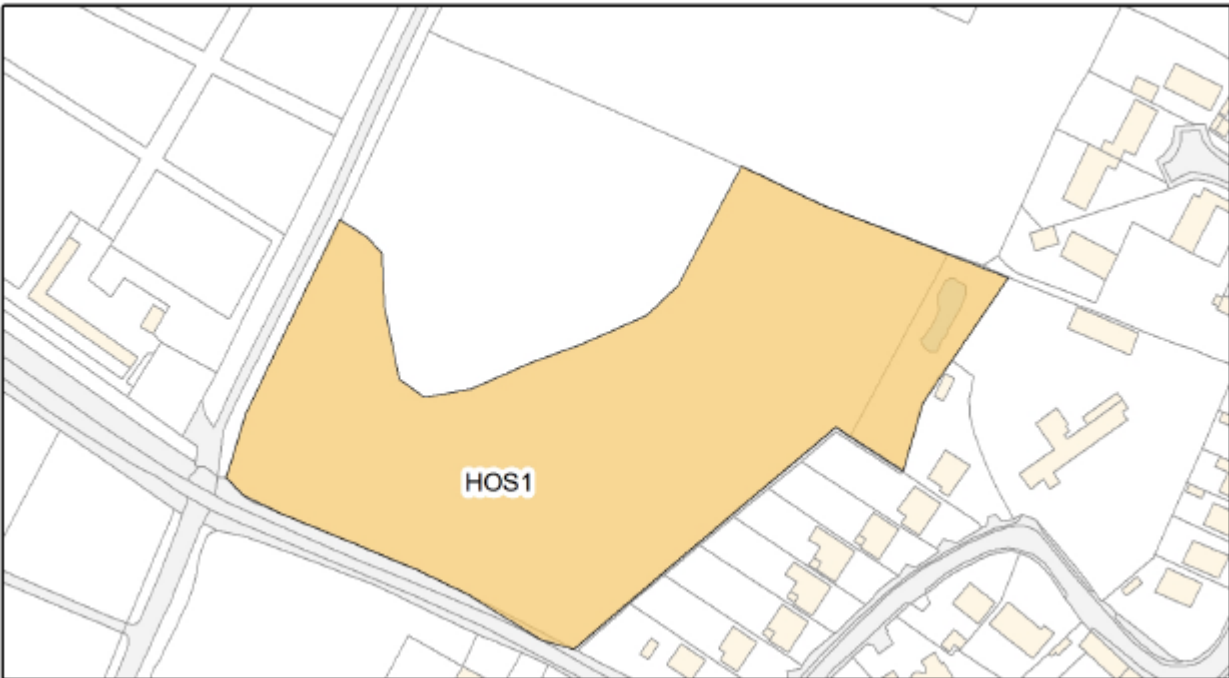
Picture D:



Hose – Update to Site Assessments and Ranking

Updated Rank May 2017	Initial Rank September 2016	Address	Initial Reference	Updated Allocation Reference May 2017	Initial Allocation Reference September 2016	Updated Capacity May 2017	Initial Capacity September 2016	Score from Assessment Update	Summary of Assessment Update
1	1	Land off Canal Lane	15/00944/OUT	HOS1	HOS1	25	25	31	Site has planning permission for 25 dwellings.
2	Not assessed – new site through SHLAA 2017	Extension to HOS1	MBC/027/17	HOS1	Not assessed	17	Not assessed	27	Site is the remainder of a field for which the rest has planning permission granted subject to s106 agreement. Site well related to the village in terms of connectivity to services and facilities and the small scale development will not impact on the surrounding character. Works well with HOS1 allocation.
3	Not assessed – new site through SHLAA 2017	Land west of Harby Lane	MBC/010/17	HOS2	Not assessed	35	Not assessed	27	Subject to scale and layout and the submission of suitable landscaping mitigation and open areas to the north of the site it is considered potentially suitable. The capacity has been reduced to enable a less dense development which is more tightly tied to the existing built up area of Hose to the southern part of the site rather than the whole site. Could be delivered quickly as it is open with good access which when compared with other sites in Hose including the previous HOS2 and HOS3.
4	2	Land off Canal Lane	MBC/008/16	Not allocated	HOS2	15	22	25	Site is well related to the built form of the village and is well connected with public footpaths and bridleways. However issues over deliverability as the landowners are not working towards a comprehensive development at the present time and are progressing individually which would limit

									the capacity of the site and would be better suited for windfall development if assessed as appropriate through the planning application process.
5	3	Land to the rear of Ferndale, 41 Bolton Lane	MBC/024/13	Not allocated	HOS3	9	10	23	Site is well related to the built form of the village and is well connected with public footpaths and bridleways. Subject to access bring resolved which could be through the comprehensive development of both HOS2 and HOS3 this site is potentially suitable. However issues over deliverability as the landowners are not working towards a comprehensive development at the present time and are progressing individually which would limit the capacity of the site and would be better suited for windfall development if assessed as appropriate through the planning application process.

Site Assessments – Hose					
Site Reference	HOS1 (15/00944/OUT)				
Site Address	Land off Canal Lane				
Settlement	Hose				
Settlement Category	Service Centre				
Gross Site Area	2.03ha				
Net Site Area & Reason	1.27ha (62.5% of 2.03ha)				
Capacity & Calculation Formula	25 (planning permission granted subject to s106)				
Planning History	15/00944/OUT granted for 25 dwellings subject to s106 agreement				
Land Owner/ Agent providing update	Stephen Mair - Andrew Granger	Last update received	25 th January 2017	Assessment last updated	7 th February 2017

Overall Summary			
Planning permission was granted at planning committee on the 26 th May 2016 subject to s106 agreements which are currently being negotiated and progressed.			
Issues/ constraints to be mitigated			
None – Issues dealt with through planning application process.			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Planning permission granted	Reserved matters due to be submitted within 6 months and estimated that the first dwelling will be completed on site by December 2018	No issues raised

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability
Conclusion of committee report in relation to planning application 15/00944/OUT
<p>It is considered that the application presents a balance of competing objectives and the Committee is invited to reconcile these in reaching its conclusion. The Borough is deficient in terms of housing land supply more generally and this would be partly addressed by the application, Affordable housing provision remains one of the Council's key priorities. This application presents some affordable housing that helps to meet identified local needs. Accordingly, the application presents a vehicle for the delivery of affordable housing, with this submission proposing 10 units of affordable housing and is the requisite amount required for an application of 25 dwellings. The site is considered to be a suitable location for housing with a number of services available including a primary school, public house, shop, post office and village hall. It is considered that balanced against the positive elements are the site specific concerns raised in representations, particularly the development of the site from its green field state and impact on the character of the village.</p> <p>In conclusion it is considered that, on the balance of the issues, there are significant benefits accruing from this proposal when assessed as required under the guidance in the NPPF in terms of housing supply and affordable housing in particular. The balancing issue is considered to be development of a Greenfield site. The issue of development of a Greenfield site is considered to be of limited harm, bearing in mind its location and the absence of any identification that it is of particular landscape value.</p> <p>Applying the „test“ required by the NPPF that permission should be granted unless the impacts would “significantly and demonstrably” outweigh the benefits; it is considered that permission can be granted.</p> <p>Recommendation: PERMIT, subject to conditions.</p> <p>The full committee report can be found online at http://docs.melton.gov.uk:8080/WAM/doc/Other-780895.pdf?extension=.pdf&id=780895&location=volume1&appid=2030&contentType=application/pdf&pageCount=1</p>

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – Adjacent
Sewers	One pressurised foul drain running along one boundary
Oil pipelines	None
Power lines	None (adjacent)

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion, 10: reducing social deprivation and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 8: efficient use of land and resources. The site is grade 3 agricultural land and therefore the loss of high grade agricultural land has to be considered.

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues raised

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?	None					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes – Planning application submitted					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	15/00944/OUT granted for 25	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Within 6 months					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	December 2018					
What is the planned phasing of delivery?	Not identified					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

HOS1

Land off Canal Lane
Hose



Picture A:



Picture B:

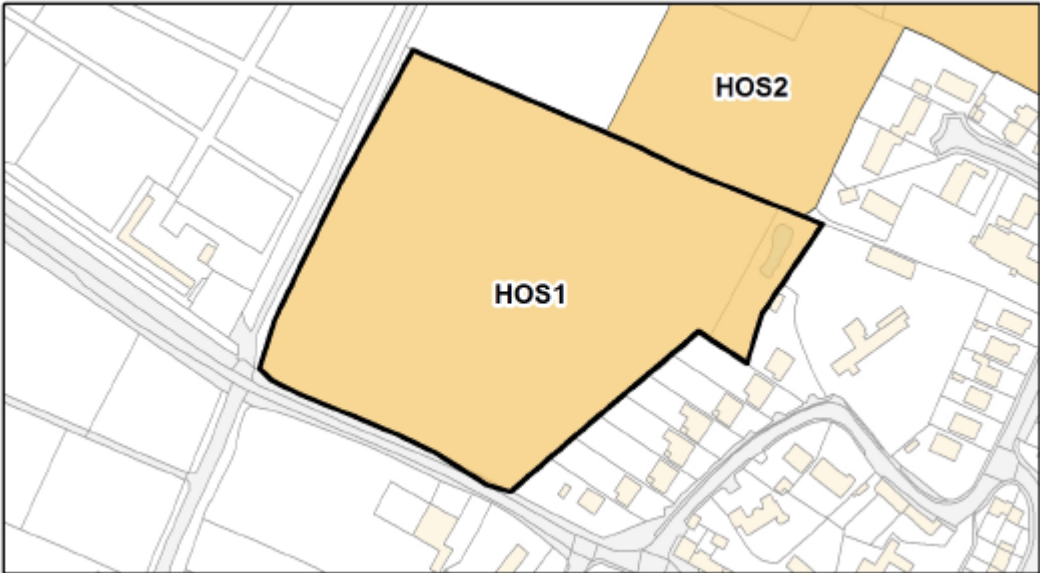


Picture C:



Picture D:



Site Assessments – Hose					
Site Reference	HOS1 (combined with existing HOS1) MBC/027/17				
Site Address	Extension of HOS1				
Settlement	Hose				
Settlement Category	Service Centre				
Gross Site Area	0.7Ha				
Net Site Area & Reason	0.58Ha (82.5% of 0.7ha)				
Capacity & Calculation Formula	17 (0.58ha @30dph) (in addition to 25 granted)				
Planning History	17/00401/OUT pending consideration for 16 dwellings 15/00944/OUT for 25 dwellings on the remainder of the site. Resolution to grant subject to S106				
Land Owner/ Agent providing update	Adam Murray – Andrew Granger	Last update received	12/05/2017	Assessment last updated	16/05/2017
Overall Summary					
Site is the remainder of a field for which the rest has planning permission granted subject to s106 agreement. Site well related to the village in terms of connectivity to services and facilities and the small scale development will not impact on the surrounding character.					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> Visual impact 					
Headline Information					
Availability	Suitability	Deliverability	Viability		
Land available now	Site assessment concludes that the site is suitable for development.	No constraints to delivery, planning application pending consideration and if planning permission granted first dwelling is estimated to be completed April 2018.	No known issues		

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	2
Has written confirmation been received from all landowners to confirm the land is available?	Yes – Planning application submitted

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Site has capacity to provide about 17 dwellings	+
Relationship / connectivity with host settlement;	Site lies close to village facilities and services, although sits as part of site with a planning permission for about 25 dwellings which is adjacent to existing development. Has a PROW to its western boundary.	+
Access to services and facilities (by foot (ideally 800m ¹⁵) / bicycle (2km) or public transport.	Site lies within the range of 235-300metres from the services and facilities in the village.	++
Proximity to employment;	Employment sites that are accessible from the site include: 200m Electro Motion, Hose 2.5km Kimberley Industrial Units 2.9km Langar 2.9km Long Clawson Dairy 7.1km Crown Business Park, Old Dalby 7.1km Old Dalby Trading Estate 9.9km Belvoir Fruit Farm	+
Availability of public transport;	Distance to nearest bus stop is about 380 metres on the main street in the village – Harby Lane, Bus Service 24 runs every hour	+
Brownfield land.	Greenfield	- -
Loss of employment or other beneficial use	No loss of employment as such, however current use of agricultural land.	0
Access / including public footpath access;	Site has a PROW to its western boundary, access issues would	+

¹⁵ Mfs indicates 800 metres can be walkable.

	<p>need to be agreed with the Highways.</p> <p>Highway Authority comments May 2017: The site located within 1km from the local Primary School and within 800m of a bus service. The site appears to be landlocked and only accessible via public footpath or adjacent development. Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority. If access could be designed in accordance with the 6Cs Design Guide, then there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.</p>													
Major infrastructure requirements (transport schemes etc)	It is not considered that there would be any major infrastructure requirements associated with this site	++												
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Hose Primary School is 280m to the south of the site. The capacity agreed is currently 77 pupils. There are currently 60 enrolled (Jan 2017). Forecasts show that there will be capacity of 21 places by January 2021.</p> <p>The Local Education Authority has not raised Hose Primary School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="734 1142 1328 1366"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>HOS1</td> <td>42</td> <td>10</td> </tr> <tr> <td>HOS2</td> <td>35</td> <td>8</td> </tr> <tr> <td>Total</td> <td>77</td> <td>18</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	HOS1	42	10	HOS2	35	8	Total	77	18	++
Ref	Site Capacity	No. of school places generated (0.239 per dwelling)												
HOS1	42	10												
HOS2	35	8												
Total	77	18												

Secondary Education:

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 10km to the south at John Ferneley College and Long Field Academy in Melton Mowbray and 11.8km to the north east of the site at Bottesford. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray and Bottesford.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
HOS1	42	7
HOS2	35	6
Total	77	13

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Hose is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs and Long Clawson Surgery which has 6,358 registered patients who are served by 8 GPs and . All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and Long Clawson Surgery.

NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017.

At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice,

	<p>The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford.</p> <p>Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
<p>Heritage Assets (SMs, listed buildings, CAs, archaeology);</p>	<p>The site is 83m outside of the conservation area boundary. The nearest listed building, grade II listed 10 Chapel Lane is situated 160m to the south east of the site with intervening built form and separation.</p> <p>The village of Hose is a compact and densely populated settlement located on the west side of Harby Lane, a busy rural road which traverses the heart of the Vale of Belvoir midway between Long Clawson and Harby. Extensive Medieval earthworks to the north indicate that it was once a much larger settlement. There were also once Roman farms, a manor house, monastic grange, watermills and an Elizabethan vicarage. The conservation area is confined to the southern half of the village which includes the historic core and older parts of the village centred on the St Michael and All Angels Church and surrounded listed buildings.</p> <p>The site is located to the north and east of the village, outside of the conservation area. However there is a strong relationship between the site and the north eastern boundary of the conservation area. To the eastern side of the conservation area are a series of well preserved historic field patterns with ridge and furrow remains, although to the western side it is reduced, with the allocated site infilling greenfield land between the modern C20 element of the village and the Grade II listed Grange, which is presently detached from the settlement of housing within the village. The HER identifies a wealth of archaeological remains in the vicinity of the Grange, including</p>	<p>+</p>

	<p>traces of building foundations and a hollow way between the moated site, a scheduled ancient monument (SAM), and a southern route into the village.</p> <p>Development at this point will disrupt this historic relationship between the SAM and surrounding area to the village, although this has already been partially undermined by modern C20 development to the north of the village. Careful landscaping can mitigate this harm, with the inclusion of a green corridor between the allocation and the village. Furthermore, the setting of the Grade II listed Grange will be substantially altered, as previously it has enjoyed uninterrupted views into the countryside. The late C18 ironstone farmhouse has been altered C19 and C20, with a hipped C20 ridged tiled roof, and the impact on the heritage asset can be mitigated by sensitive design, ensuring the built form compliments the building or contrasts through high quality modern materials.</p> <p>Finally the HER identifies significant roman remains on the site, including a grey ware rim and several fragments of worn grey ware fragments of undated brick and tile, as well as medieval and post-medieval pottery. As such appropriate archaeological mitigation will be necessary.</p>	
Flooding/Drainage	<p>Site not affected by flood risk</p> <p>EA comments May 2017: No environmental constraints applicable, site acceptable for development.</p>	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	GCN Farm wildlife Package Areas	+
TPO / Ancient woodland;	None	++
Historic Park;	No Historic Park	++
Technical constraints (contamination / land stability);	No constraints identified	++
Landscape designation (<i>influence report –</i>	<i>LCZ 6 Medium</i>	0

<i>designation).</i>		
Visual Impact	Site well related to the village, small scale development will not impact the surrounding character.	++
Agricultural Land classification	3a / 3b	+
Noise or other pollutants	No noise or other known pollutants known to be affecting the site	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None
Sewers	Pressurised combined sewer along one boundary
Oil pipelines	None
Power lines	High voltage line along one boundary

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: access to services, 15: air quality and potentially, 10: reducing social deprivation. A potential significant negative effect was identified in relation to SA objective 6: biodiversity and geodiversity 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 known issues.

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?	No significant constraints					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	17/00401/OUT application pending consideration.					
How long has been allowed for site preparation works?	2-3 months following receipt of planning permission					
When is it expected that the first dwelling on site will be completed?	April 2018					
What is the planned phasing of delivery?	No phasing					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No. None of the interested developers have competing interests.					
When is it envisaged that the affordable housing element will be delivered?	Half way through development.					

HOS1

Land off Canal Lane
Hose



Picture A:



Picture B:

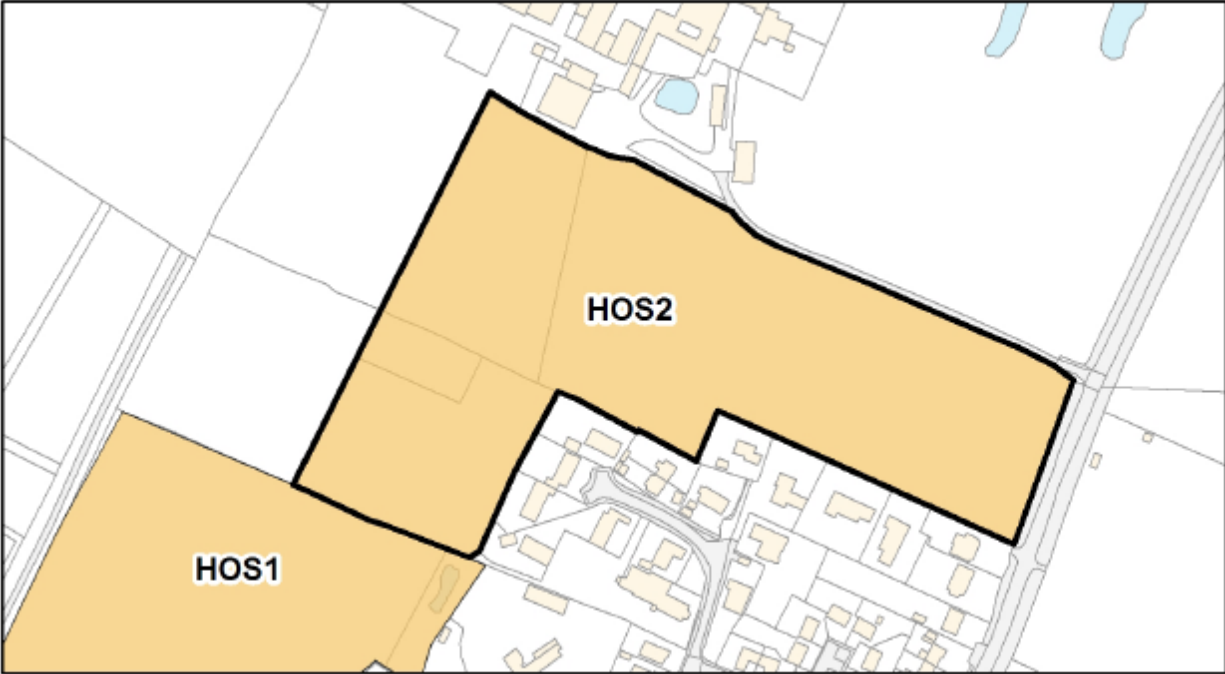


Picture C:



Picture D:



Site Assessments – Hose					
Site Reference	HOS2 (MBC/010/17)				
Site Address	Land west of Harby Lane				
Settlement	Hose				
Settlement Category	Service Centre				
Gross Site Area	3.46Ha				
Net Site Area & Reason	2.16Ha (62.5% of 3.46ha)				
Capacity & Calculation Formula	35 (2.16ha @30dph = 65 however capacity reduced to lessen visual impact and allow for less dense development)				
Planning History	None				
Land Owner/ Agent providing update	Angela Rennie – HSSP	Last update received	16/05/2017	Assessment last updated	24/05/2017
Overall Summary					
<p>Subject to scale and layout and the submission of suitable landscaping mitigation and open areas to the north of the site it is considered potentially suitable. The capacity has been reduced to enable a less dense development which is more tightly tied to the existing built up area of Hose to the southern part of the site rather than the whole site. Could be delivered quickly as it is open with good access which when compared with other sites in Hose including the previous HOS2 and HOS3.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Archaeology • Visual impact 					
Headline Information					
Availability	Suitability	Deliverability		Viability	
Land is available now.	Site assessment concludes that the southern part of the site is suitable for development with the more northern areas needed to allow for mitigation relating to visual impact. Potentially suitable for development.	Intended to submit planning application in the next 3 months and deliver the first dwelling within 18 months.		No known issues.	

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative).
Meeting identified need;	More than 20 dwellings	++
Relationship / connectivity with host settlement;	Although site lies at edge of settlement, it is in close proximity to services and facilities, and is well connected to the village.	+
Access to services and facilities (by foot (ideally 800m ¹⁶) / bicycle (2km) or public transport.	Site lies at a distance of about 500metres from centre of village.	++
Proximity to employment;	Employment sites that are accessible from the site include: 200m Electro Motion, Hose 2.5km Kimberley Industrial Units 2.9km Langar 2.9km Long Clawson Dairy 7.1km Crown Business Park, Old Dalby 7.1km Old Dalby Trading Estate 9.9km Belvoir Fruit Farm	+
Availability of public transport;	The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford for bus and train station services to Nottingham and Grantham.	+
Brownfield land.	Greenfield	- -
Loss of employment or other beneficial use	No loss of employment as such, however current use of agricultural land.	0
Access / including public footpath access;	No access constraint identified, however access to be agreed with	+

¹⁶ Mfs indicates 800 metres can be walkable.

	<p>Highways and to be in accordance with Highways' Design standards; PROW cuts across the site.</p> <p>Highway Authority Comments May 2017: The site located within 1km from the local Primary School and within 800m of a bus service. Harby Lane is a class C road subject to a 30mph speed limit which changes to 60mph speed limit on Hose Lane along the site frontage. A public right of way runs through the site and any alteration/diversions would need to be discussed with the Safe & Sustainable Travel Team. Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority. If access could be designed in accordance with the 6Cs Design Guide, then there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control processes might lead to the site being viewed less favourably.</p>													
Major infrastructure requirements (transport schemes etc)	It is not considered that there would be any major infrastructure requirements associated with this site	++												
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Hose Primary School is 360m to the south of the site. The capacity agreed is currently 77 pupils. There are currently 60 enrolled (Jan 2017). Forecasts show that there will be capacity of 21 places by January 2021.</p> <p>The Local Education Authority has not raised Hose Primary School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="734 1182 1328 1401"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>HOS1</td> <td>42</td> <td>10</td> </tr> <tr> <td>HOS2</td> <td>35</td> <td>8</td> </tr> <tr> <td>Total</td> <td>77</td> <td>18</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	HOS1	42	10	HOS2	35	8	Total	77	18	++
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Secondary Education:

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 10km to the south at John Ferneley College and Long Field Academy in Melton Mowbray and 11.8km to the north east of the site at Bottesford. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray and Bottesford.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
HOS1	42	7
HOS2	35	6
Total	77	13

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Hose is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs and Long Clawson Surgery which has 6,358 registered patients who are served by 8 GPs and . All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and Long Clawson Surgery.

NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford.

Dental provision can fluctuate in volume according to the demand

	for private services. It is identified that the demand for dental care is met partly by the private market.	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>The site lies outside the conservation area by 155m. The nearest listed building is grade II listed Grange Farmhouse 75m to the north and the grade II listed 10 Chapel Lane 165m to the south. There is intervening built form between the site and the listed building and conservation area to the south. The site lies adjacent to the farm unit which includes the listed farmhouse to the north.</p> <p>The village of Hose is a compact and densely populated settlement located on the west side of Harby Lane, a busy rural road which traverses the heart of the Vale of Belvoir midway between Long Clawson and Harby. Extensive Medieval earthworks to the north indicate that it was once a much larger settlement. There were also once Roman farms, a manor house, monastic grange, watermills and an Elizabethan vicarage. The conservation area is confined to the southern half of the village which includes the historic core and older parts of the village centred on the St Michael and All Angels Church and surrounded listed buildings. The site is located to the north and east of the village, outside of the conservation area. However there is a strong relationship between the site and the north eastern boundary of the conservation area. To the eastern side of the conservation area are a series of well preserved historic field patterns with ridge and furrow remains, although to the western side it is reduced, with the allocated site infilling greenfield land between the modern C20 element of the village and the Grade II listed Grange, which is presently detached from the settlement of housing within the village. The HER identifies a wealth of archaeological remains in the vicinity of the Grange, including traces of building foundations and a hollow way between the moated site, a scheduled ancient monument (SAM), and a southern route into the village.</p> <p>Development at this point will disrupt this historic relationship between the SAM and surrounding area to the village, although this has already been partially undermined by modern C20</p>	+

	<p>development to the north of the village. Careful landscaping can mitigate this harm, with the inclusion of a green corridor between the allocation and the village. Furthermore, the setting of the Grade II listed Grange will be substantially altered, as previously it has enjoyed uninterrupted views into the countryside. The late C18 ironstone farmhouse has been altered C19 and C20, with a hipped C20 ridged tiled roof, and the impact on the heritage asset can be mitigated by sensitive design, ensuring the built form compliments the building or contrasts through high quality modern materials.</p> <p>Finally the HER identifies significant roman remains on the site, including a grey ware rim and several fragments of worn grey ware fragments of undated brick and tile, as well as medieval and post-medieval pottery. As such appropriate archaeological mitigation will be necessary.</p>	
Flooding/Drainage	<p>Site not affected by flood risk</p> <p>EA comments May 2017: No environmental constraints applicable, site acceptable for development.</p>	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	GCN Farm wildlife Package Areas	+
TPO / Ancient woodland;	None	++
Historic Park;	No Historic Park	++
Technical constraints (contamination / land stability);	Potential contaminated land but could be mitigated	+
Landscape designation (<i>influence report – designation</i>).	<i>LCZ 6 Medium</i>	0
Visual Impact	Site well related to the village sitting adjacent to the built form to the south. However it would connect the open farm unit that currently sits in open countryside to the settlement encroaching on the open countryside. Sensitive design and a scheme which protects the setting of the listed farmhouse, providing green open space and a less dense development may be appropriate.	+

	Therefore it is suggested that the capacity is reduced to reflect this so any development can be tied closer to the built up area of the village.	
Agricultural Land classification	3a / 3b	+
Noise or other pollutants	No noise or other known pollutants known to be affecting the site	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None
Sewers	Pressurised combined sewer runs across the site
Oil pipelines	None
Power lines	None

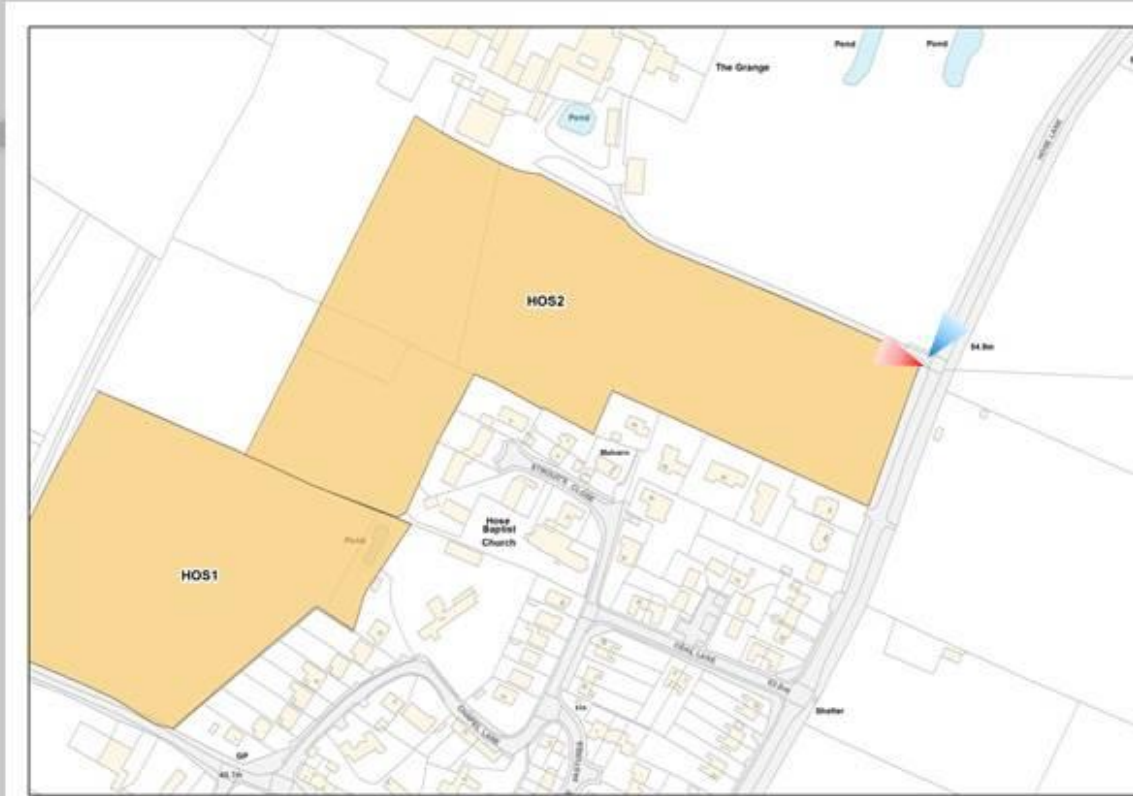
Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: access to services, 15: air quality and 10: reducing social deprivation. A potential significant negative effect was identified in relation to SA objective 6: biodiversity and geodiversity 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 known issues.

Deliverability						
Is there any infrastructure required that would impact on delivery?	Roads, sewers and services to serve development.					
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?	Archaeology; visual impact					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Within 3 months.					
How long has been allowed for site preparation works?	12 months					
When is it expected that the first dwelling on site will be completed?	18 months					
What is the planned phasing of delivery?	Not known					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	None					
When is it envisaged that the affordable housing element will be delivered?	On completion of first phase					

HOS2

Land west of Harby Lane
Hose



Picture A:



Picture B:



Site Assessments – Hose					
Site Reference	MBC/008/16 (Initially HOS2)				
Site Address	Land off Canal Lane				
Settlement	Hose				
Settlement Category	Service Centre				
Gross Site Area	0.60ha				
Net Site Area & Reason	0.49ha (82.5% of 0.60ha)				
Capacity & Calculation Formula	15 (0.49ha @ 30dph)				
Planning History	05/00665/FUL approved on part of site to the rear of the Rose & Crown for 2 semi-detached dwellings in connection with public house. Doesn't appear to have been implemented.				
Land Owner/ Agent providing update	Mrs Crosby; Mr Coltman; Mr & Mrs Taylor; Mr & Mrs Slater	Last update received	7 th February 2017	Assessment last updated	8 th February 2017
Overall Summary					
Site is well related to the built form of the village and is well connected with public footpaths and bridleways. Subject to access and suitability of the highway the site would be a suitable site for allocation.					
Issues/ constraints to be mitigated					
<p>Sensitive design of layout and landscaping to respond to the settlement fringe and bordering Conservation Area.</p> <ul style="list-style-type: none"> • Highway infrastructure improvements • Biodiversity/Ecology – utilise existing wildlife corridors along footpaths 					

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	The site assessment concluded that the site is suitable for development	Written confirmation from all of the landowners has been received to state that the land is available however there is no organised consensus on timescales. Therefore delivery is expected to be beyond the next five year period	No issues raised
Availability			
Is the land available for development now?		Yes	
If the site is not available now, when will it become available?		N/A	
How many landowners are involved in the site?		4	
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;	Provision of market and affordable housing	+
Relationship / connectivity with host settlement;	The site is less than 100m from the village centre. There are a number of footpaths and bridleways leading from the site to the main built up area. Hose has a primary school within the village. Bus services run regularly through the village giving access to Melton and Bingham. Well related to the village settlement due to proximity and footpath linkages.	++
Access to services and facilities (by foot (ideally 800m ¹⁷) / bicycle (2km) or public transport.	The site sits west of the centre within 100 metre distance. Services and facilities in the village are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Friday only. Bus stops are located within the village.	++
Proximity to employment;	Employment sites that are accessible from the site include:	+

¹⁷ Mfs indicates 800 metres can be walkable.

	<p>200m Electro Motion, Hose 2.5km Kimberley Industrial Units 2.9km Langar 2.9km Hickling Lane 7.1km Crown Business Park, Old Dalby 7.1km Old Dalby Trading Estate 9.9km Belvoir Fruit Farm</p>	
Availability of public transport;	The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford for bus and train station services to Nottingham and Grantham.	+
Brownfield land.	No	--
Loss of employment or other beneficial use	No	0
Access / including public footpath access;	<p>Access would be from Canal Lane. Canal Lane is single track rural road and has good visibility. Some concern over the suitability of the highway and its capacity to cope with additional traffic. Planning consent has been granted on the site opposite. PRoW G32 and G30 runs to the south of the village, G33 runs to the north and G26 to the east. Bridleway G36 to the northwest of the site gives access to the wider network</p> <p>Response from Highways Authority December 2016: The site would be acceptable in principle to the highway authority should improvements to sustainability be demonstrated, and the following information being submitted and agreed:</p> <p>Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p>	+
Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	Primary Education: Hose Primary School is 260m to the south of the site. The capacity agreed is currently 77 pupils. There are	++

currently 60 enrolled (Jan 2017). Forecasts show that there will be capacity of 21 places by January 2021. The Local Education Authority has not raised Hose Primary School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.

Ref	Site Capacity	No. of school places generated (0.239 per dwelling)
HOS1	42	10
HOS2	35	8
Total	77	18

Secondary Education:

Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 10km to the

south at John Ferneley College and Long Field Academy in Melton Mowbray and 11.8km to the north east of the site at Bottesford. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray and Bottesford.

Ref	Site Capacity	No. of secondary school places generated (0.167 per dwelling)
HOS1	42	7
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NHS Hospital Health Services:

St Mary’s Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary’s Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

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Hose is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs and Long Clawson Surgery which has 6,358 registered patients who are served by 8 GPs and . All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East

	<p>Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and Long Clawson Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or scheduled ancient monuments present on site. The nearest listed building is 180m away, 10 Chapel Lane. Site is close to the Hoose conservation area boundary being only 20m outside of the heritage designation.	+
Flooding/Drainage	Flood Zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Bat roost nearby	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	The site is located in Landscape Character Zone LCZ5 and has a medium-high sensitivity to residential development due to the partly intact and small scale landscape character related to this historic edge, balanced with the enclosed visual character and limited intervisibility with surrounding landscape and features.	-
Visual Impact	The site is well related to the village and sits within a bridlepath which form a strong edge to the village after the community orchard/allotments. Would have limited visual impact on the	++

	setting of the village. Current footpaths through site create wildlife corridor and some mitigation/consideration of these links would need to be designed within any scheme.	
Agricultural Land classification	3a/3b	+
Noise or other pollutants	None	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – adjacent one boundary
Sewers	None – adjacent one boundary
Oil pipelines	None
Power lines	None (adjacent)

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion, 10: reducing social deprivation and 15: energy efficiency. Potential significant negative effects were identified in relation to SA objective 5: landscape and 8: mineral resources and soil quality. The land is identified as greenfield land which has an agricultural grade of 3. The visual impact on the landscape and the loss of high grade agricultural land therefore has to be considered.

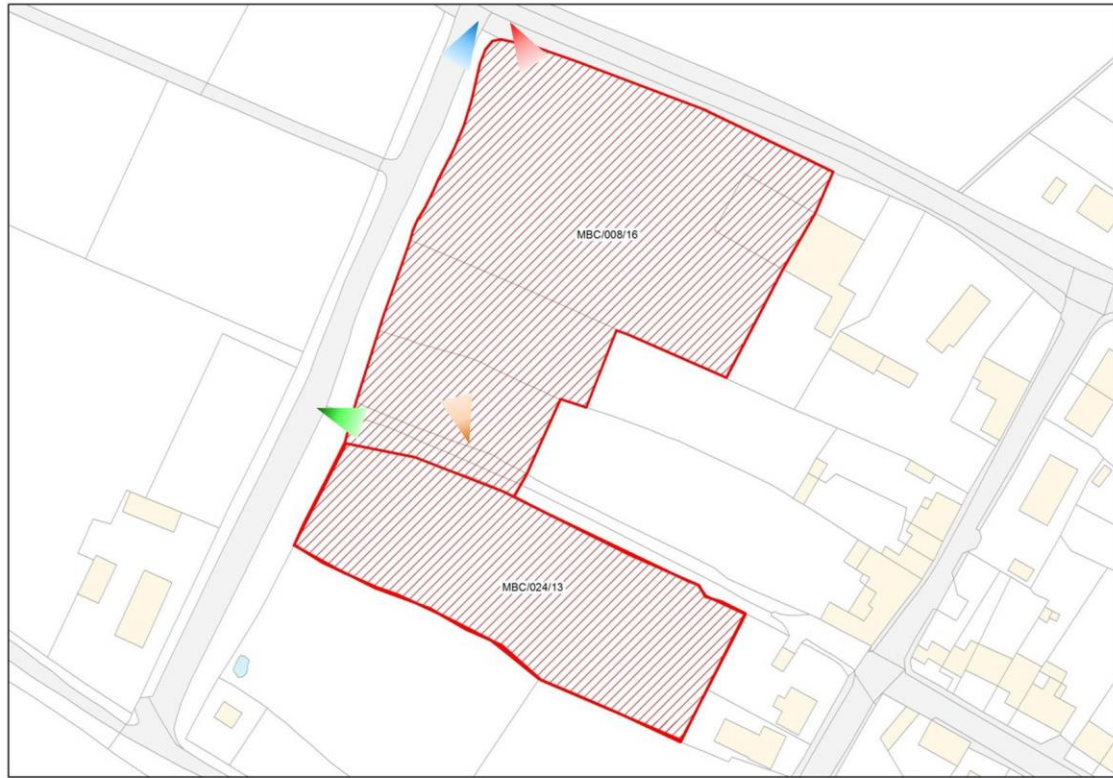
Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues raised

Deliverability						
Is there any infrastructure required that would impact on delivery?	None identified					
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?	Access					
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?	No					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes – land is available but no organised party to deliver the site within the next five years					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)		Between 5 and 10 years (by 2026/27)	Yes	Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Not identified					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Not identified					
What is the planned phasing of delivery?	Not identified					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

MBC/008/16

Land off Canal Lane

Hose



Picture A:



Picture B:



Picture C:



Picture D:



Site Assessments – Hose					
Site Reference	MBC/024/13 (Initially HOS3)				
Site Address	Land at the rear of Ferndale, 41 Bolton Lane				
Settlement	Hose				
Settlement Category	Service Centre				
Gross Site Area	0.30ha				
Net Site Area & Reason	0.30ha				
Capacity & Calculation Formula	9 (0.30ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Mr Brown	Last update received	7 th February 2017 (by phone)	Assessment last updated	8 th February 2017

Overall Summary
Site is well related to the built form of the village and is well connected with public footpaths and bridleways. Subject to access as site does not have direct access to Canal Lane. Access can be gained through the comprehensive development of HOS2 and HOS3.
Issues/ constraints to be mitigated
<p>Sensitive design of layout and landscaping to respond to the settlement fringe and bordering Conservation Area.</p> <ul style="list-style-type: none"> • Highway infrastructure improvements – Site maybe dependent on gaining access through allocation HOS2 adjacent • Biodiversity/Ecology – utilise existing wildlife corridors along footpaths

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site is potentially suitable	Site maybe dependent on the development of HOS2. Whilst written agreement is provided by all owners that the land is available, there is no organisation currently representing the site as a whole and therefore it is expected that delivery will be beyond five years from now	No issues raised
Availability			
Is the land available for development now?		Yes	
If the site is not available now, when will it become available?		N/A	
How many landowners are involved in the site?		1 (with 4 owners responsible for adjacent site HOS2)	
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;	Provision of market and affordable housing	+
Relationship / connectivity with host settlement;	The site is less than 100m from the village centre. There are a number of footpaths and bridleways leading from the site to the main built up area. Hose has a primary school within the village. Bus services run regularly through the village giving access to Melton and Bingham. Well related to the village settlement due to proximity and footpath linkages. Immediately adjacent settlement.	+
Access to services and facilities (by foot (ideally 800m ¹⁸) / bicycle (2km) or public transport.	The site sits west of the centre within 100 metre distance. Services and facilities in the village are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Friday only. Bus stops are located within the village.	++
Proximity to employment;	Employment sites that are accessible from the site include:	+

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	<p>200m Electro Motion, Hose 2.5km Kimberley Industrial Units 2.9km Langar 2.9km Hickling Lane 7.1km Crown Business Park, Old Dalby 7.1km Old Dalby Trading Estate 9.9km Belvoir Fruit Farm</p>	
Availability of public transport;	The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford for bus and train station services to Nottingham and Grantham.	+
Brownfield land.	No	--
Loss of employment or other beneficial use	No	0
Access / including public footpath access;	<p>Access limited, site appears to be landlocked or from bridlepath. Adjoining SHLAA site MBC/008/16 would be able to provide access from Canal Lane. Canal Lane is single track rural road and has good visibility. Some concern over the suitability of the highway and its capacity to cope with additional traffic. Planning consent has been granted on the site opposite. As an individual site would have limited access onto the highway network. Public footpath to the north of the site provides a link to village and acts as a green corridor. PRoW G32 and G30 runs to the south of the village, G33 runs to the north and G26 to the east. Bridleway G36 to the northwest of the site gives access to the wider network.</p> <p>Response from Highways Authority December 2016: The site is well placed to access the local Primary School, shops and regular bus services. On application, improvements to access these facilities by sustainable transport (walking/ cycling/ public transport) should be explored further.</p> <p>Whilst the site could potentially be accessed from the</p>	0

	<p>adopted highway, this would not be suitable to accommodate additional development traffic. Therefore access would need to be taken from the adjacent site (HOS2). The speed limit on Canal Lane reduces from national speed limit to 30mph along the site boundary. Consideration would need to be given to this during the design, along with the provision of speed reducing measures. Connectivity between the site and adjacent footpaths would need to be explored/improved. As the site is currently vacant, trip generation should be taken from similar sites in the TRICS database and growth rate taken from TEMPRO for the opening year. Distribution on the network should be taken from Travel to Work Census data (most up to date data available).</p> <p>The site would be acceptable in principle to the highway authority should improvements to sustainability be demonstrated, and the following information being submitted and agreed:</p> <p>Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p>	
Major infrastructure requirements (transport schemes etc)	Road improvements	+
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Hose Primary School is 200m to the south of the site. The capacity agreed is currently 77 pupils. There are currently 60 enrolled (Jan 2017). Forecasts show that there will be capacity of 21 places by January 2021. The Local Education Authority has not raised Hose Primary School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p>	++

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NHS Dentist Services:

	A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1 st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or scheduled ancient monuments are present on site. The nearest listed building is 115m away, Lion House. Site borders the Hose conservation area.	+
Flooding/Drainage	Flood Zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Bat roost nearby	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None aware of other than access which is dealt with above.	++
Landscape designation (<i>influence report – designation</i>).	The site is located in Landscape Character Zone LCZ5 and has a medium-high sensitivity to residential development due to the partly intact and small scale landscape character related to this historic edge, balanced with the enclosed visual character and limited intervisibility with surrounding landscape and features.	-
Visual Impact	The site is well related to the village and sits within a bridlepath which form a strong edge to the village after the community orchard/allotments. Would have limited visual impact on the setting of the village.	++

	Current footpaths through site create wildlife corridor and some mitigation/consideration of these links would need to be designed within any scheme.	
Agricultural Land classification	3a/3b	+
Noise or other pollutants	None	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None
Sewers	None – adjacent one boundary
Oil pipelines	None
Power lines	None (adjacent)

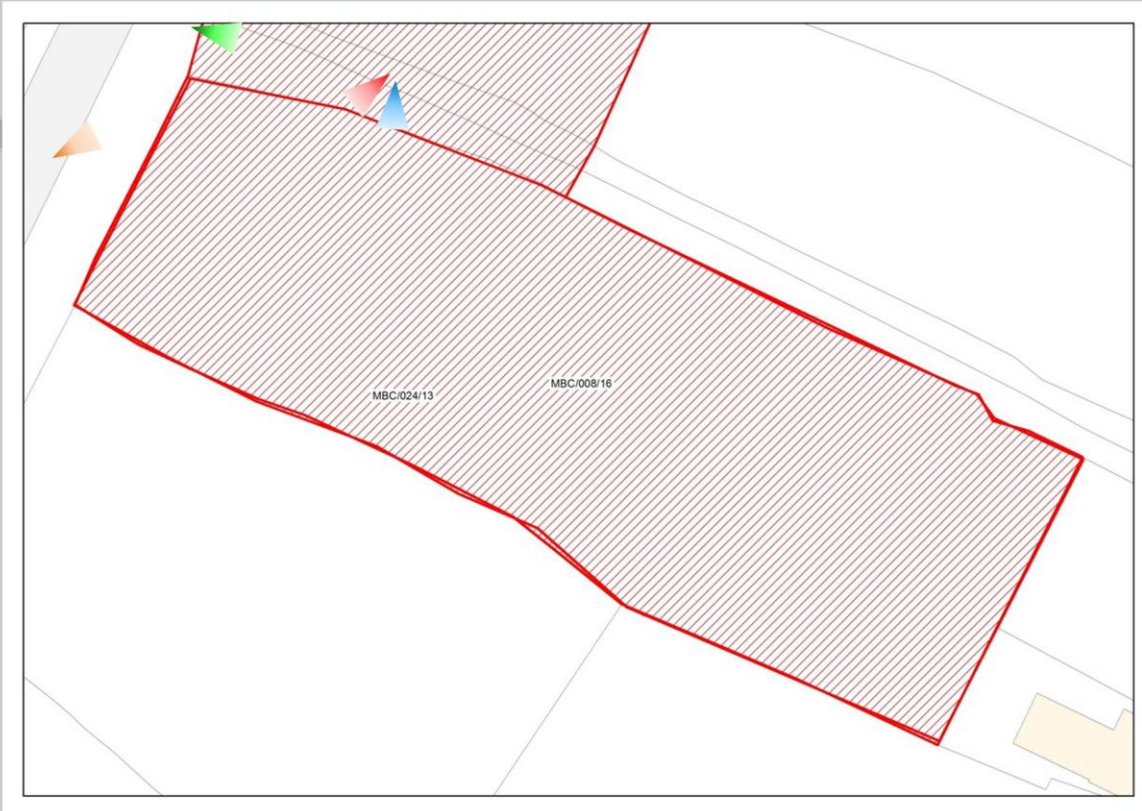
Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion, 10: reducing social deprivation and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 8: mineral resources and soil quality. The land is identified as greenfield land which has an agricultural grade of 3. The loss of high grade agricultural land therefore has to be considered.

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues raised

Deliverability						
Is there any infrastructure required that would impact on delivery?	None identified					
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?	Access					
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?	No					
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?	Within the next 5 years (by 2020/21)		Between 5 and 10 years (by 2026/27)	Yes	Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Not identified					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Not identified					
What is the planned phasing of delivery?	Not identified					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

MBC/024/13

Land at the rear of Ferndale, 41 Bolton Lane
Hose



Picture A:



Picture B:



Picture C:



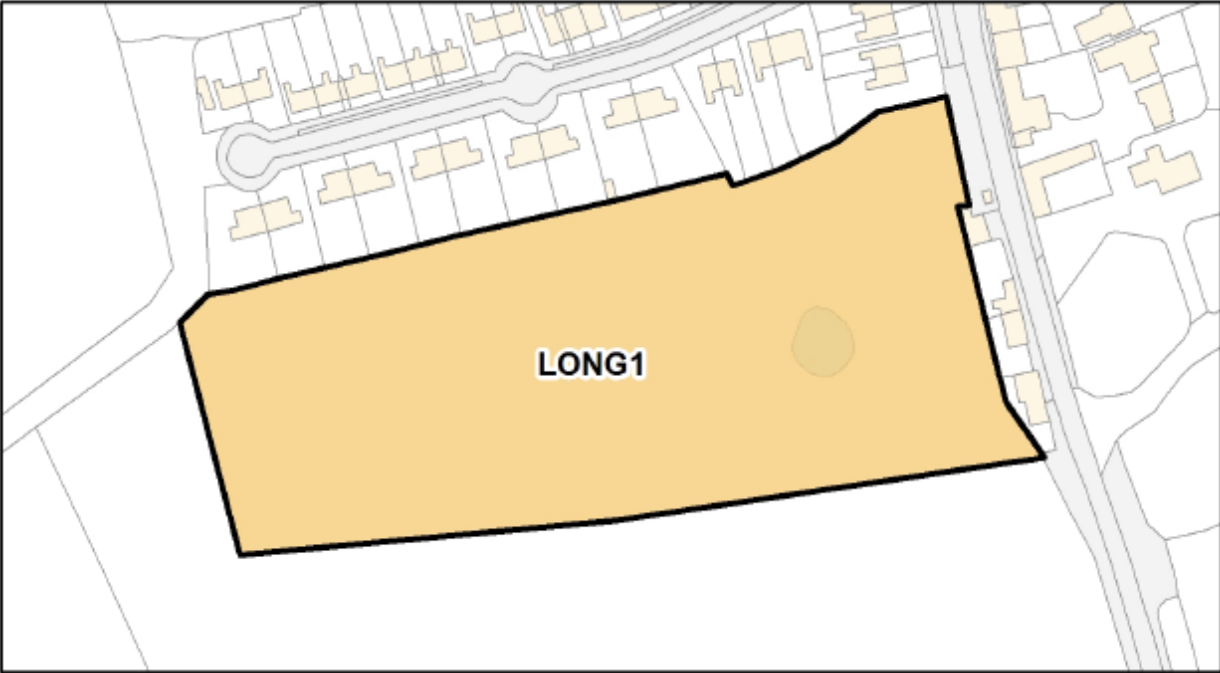
Picture D:



Long Clawson – Update to Site Assessments and Ranking

Updated Rank May 2017	Initial Rank September 2016	Address	Initial Reference	Updated Allocation Reference May 2017	Initial Allocation Reference September 2016	Updated Capacity May 2017	Initial Capacity September 2016	Score from Assessment Update	Summary of Assessment Update
1	1	Land at Melton Road	MBC/026/15 (part)	LONG1	LONG1	10	10	25	Planning permission granted subject to s106 agreement.
2	8	Corner of Broughton Lane & Hickling Lane	MBC/144/13	LONG2	Not allocated	35	35	29	On the edge of the village in prominent location however close to employment opportunities and local facilities. No significant technical objections. Impact upon landscape will require small scale mitigation.
3	3	Birleys Garage, Waltham Lane	MBC/150/15	LONG3	LONG3	41	41	26	Reasonably well related to existing built up area of village. Close to employment opportunities and local facilities. No significant technical objections or impact. Would be seen to extend the village along Waltham Lane but mitigated by undulating landscape and existing vegetation.
4	4	Land off Sandpit Lane	MBC/168/15	LONG4	LONG4	55	55	22	Adjoins existing built up area of village, close to employment opportunities and local facilities. Drainage problems highlighted by a current planning application. Some impact upon heritage assets and landscape that would need to be mitigated for.
5	5	Canal Farm	MBC/169/15	LONG5 RESERVE	LONG5 RESERVE	40	40	22	Well related to existing built form and removes unsightly buildings. Access not straightforward but considered resolvable. Requires sensitive treatment to assimilate into landscape especially with long views from the north.
6	6	Field south of Coronation Avenue (part)	MBC/026/13	LONG1	Not allocated	10	10	24	Reasonably well related to existing built up area of village close to employment opportunities and local facilities. No

									significant technical objections. Impact upon landscape but an opportunity to mitigate existing impact of Coronation Avenue. Note this is a squared off part of the site as the remaining part to the north is dealt with under LONG1 which has planning permission subject to s106 agreement. As the remainder of the site has planning permission in place it is identified that the site identified as LONG1 is likely to come forward as a single scheme rather than including this area in addition. Therefore this additional land is not identified as an allocation.
7	7	Land north of East End	MBC/027/13	Not allocated	Not allocated	15	15	22	Situated in the centre of the village close to main services and facilities. Some impact on landscape and access would need to be improved.
8	Not assessed – New site submitted through SHLAA 2017	Land Off Waltham Lane	MBC/026/17	Not allocated	Not allocated	13	13	23	Landowner has confirmed that he would only pursue small scale development and would not meet the threshold for allocation of at least 10 dwellings. Therefore the site is not identified as an allocation.
9	2	Land off Back Lane	MBC/028/13	Not allocated	LONG2	22	26	24	Well related to existing built up area, located in the centre of Long Clawson. Little visual impact. Minor mitigation required to overcome ecological impact. Historic England objection to planning application relating to setting of heritage assets. Therefore at present, considered unsuitable for development and removed from allocations.

Site Assessments – Long Clawson					
Site Reference	LONG1 (MBC/026/15 part 1)				
Site Address	Land at Melton Road				
Settlement	Long Clawson				
Settlement Category	Service Centre				
Gross Site Area	1.29ha				
Net Site Area & Reason	1.06ha (82.5% of 1.29ha)				
Capacity & Calculation Formula	32 (1.29ha @ 30dph)				
Planning History	15/00547/OUT granted for 10 dwellings subject to s106				
Land Owner/ Agent providing update	Richard Lee	Last update received	7 th December 2016	Assessment last updated	13 th February 2017
Overall Summary					
<p>Site is reasonably well related to existing built-up area of village , Site is close to employment opportunities and local facilities. No significant technical objections. Impact upon landscape but an opportunity to mitigate existing impact of Coronation Avenue properties. Site has been granted planning permission for 10 dwellings subject to s106. The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • None necessary 					
Headline Information					
Availability	Suitability	Deliverability	Viability		
Land available now	Planning permission granted for 10 dwellings subject to s106 agreement	Site will be sold to developer. Expected that it will be completed within 5 years due to the limited size of the site	No known issues		

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); - - (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	+
Relationship / connectivity with host settlement;	Site is within 800m of the village centre. Adopted footways provide opportunities for walking to centre of Long Clawson. Bus services run regularly through the village giving access to	++
Access to services and facilities (by foot (ideally 800m ¹⁹) / bicycle (2km) or public transport.	The site is west of the centre within 800m distance. Services and facilities are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Saturday . Bus stops are located within 400 metres of the site.	++
Proximity to employment;	Employment sites that are accessible from the site include: 340m Long Clawson Dairy 3.9km Crown Business Park 4.1km Old Dalby Industrial Estate 5.8km Langar 5.9km Asfordby Business Park 6.4km Stanton PLC 6.8km Holwell Works 9km Masterfoods	++
Availability of public transport;	The No. 24 bus service runs hourly Monday-Saturday to Melton Mowbray town centre and Melton train station . Also provides a connection to Bottesford for bus and train stations to Nottingham and Grantham.	+
Brownfield land.	No	--
Loss of employment or other beneficial use	Greenfield – agricultural land	0

¹⁹ MfS indicates 800 metres can be walkable.

Access / including public footpath access;	Proposed vehicular access off Melton Road. Highway Authority Response on 15/00547/OUT: The Local Highway Authority advice is that, in its view the residual cumulative impacts of development are not considered severe in accordance with Paragraph 32 of the NPPF.	++																																						
Major infrastructure requirements (transport schemes etc)	None	++																																						
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Long Clawson Primary School is 830m to the north east of the site. The capacity agreed is currently 105 pupils. There are currently 108 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 6 places by January 2021. The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.</p> <table border="1" data-bbox="736 676 1473 938"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>LONG1</td> <td>10</td> <td>2</td> </tr> <tr> <td>LONG2</td> <td>35</td> <td>8</td> </tr> <tr> <td>LONG3</td> <td>41</td> <td>10</td> </tr> <tr> <td>LONG4</td> <td>55</td> <td>13</td> </tr> <tr> <td>Total</td> <td>141</td> <td>33</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1" data-bbox="736 1010 1496 1377"> <thead> <tr> <th>School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton Mowbray</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> <tr> <td>Long Field Academy Melton Mowbray</td> <td>800</td> <td>546</td> <td>670</td> <td>130</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	LONG1	10	2	LONG2	35	8	LONG3	41	10	LONG4	55	13	Total	141	33	School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton Mowbray	1100	1145	1285	-185	Long Field Academy Melton Mowbray	800	546	670	130	-
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The nearest secondary education provision is 8.2km to the south at John Ferneley College and Long Field Academy in Melton Mowbray and 14km to the north east of the site at Bottesford. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray and Bottesford.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
LONG1	10	2
LONG2	35	6
LONG3	41	7
LONG4	55	9
Total	141	24

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Long Clawson is covered by Long Clawson Surgery which has 6,358 registered patients who are served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East

	<p>Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and Long Clawson Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>No listed buildings or scheduled ancient monuments on the site. Listed Building on opposite side of Melton Road 25m away, Holm Farmhouse. The site is located 460m outside of the Long Clawson conservation area. The site also lies 590m south west of a scheduled monument, 'moated site north-east of St Remigius' Church'.</p> <p>These heritage assets would need to be taken into account when developing an acceptable scheme, however it is considered that separation distances mean that a suitable scheme could be designed.</p>	++
Flooding/Drainage	Anecdotal evidence which is currently unsubstantiated.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Small part of site is a SSSI.	-
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ2 Long Clawson South . This LCZ has medium to high overall landscape sensitivity to	-

	residential development by virtue of the complex landscape pattern and intimate scale of the vegetated and undulating landscape with intact fields and riparian corridors.	
Visual Impact	Reasonably well related to the existing built-up form of the village. Adjacent to Coronation Avenue development, which marks the western extremity of the village. Large, prominent field on a main approach into Long Clawson. Could be an opportunity to mitigate the impact of the properties on Coronation Avenue which form a very prominent edge of the settlement .	+
Agricultural Land classification	Mostly grade 3.	+
Noise or other pollutants	None	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – Adjacent one boundary
Sewers	None – Adjacent one boundary
Oil pipelines	None
Power lines	Line (HV) across part of site

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 9: social inclusion and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 5: landscape. The land is identified as greenfield land which has an agricultural grade of 3. The loss of high grade agricultural land therefore has to be considered. The site is located towards the south western edge of Long Clawson and has been identified as being within LCZ2: Long Clawson South. The area has medium to high sensitivity to residential development due to complex landscape pattern which has an intimate scale. As such a significant negative effect is recorded for this SA objective. However, this negative effect is uncertain given that the design of any development proposed for the site is unknown at present. Sympathetic new development may offer opportunities to improve this. The site is not located within an Area of Separation.

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	Sustainable drainage scheme; traffic calming scheme					
If so, what are the requirements and associated timescales?	Built as part of the development					
What are the key constraints that need to be dealt with in order to bring the site forward?	Access, flood risk					
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 – Dealt with in planning application					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes – demonstrated in planning application and signed s106 agreement					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	10 units (15/00547/OUT approved subject to s106)	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Dependent on developer who purchases the land					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	Dependent on developer who purchases the land					
When is it expected that the first dwelling on site will be completed?	Dependent on developer who purchases the land					
What is the planned phasing of delivery?	Dependent on developer who purchases the land					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Dependent on developer who purchases the land					
When is it envisaged that the affordable housing element will be delivered?	No affordable housing in permitted scheme					

LONG1

Field south of Coronation Avenue
Long Clawson



Picture A:



Picture B:

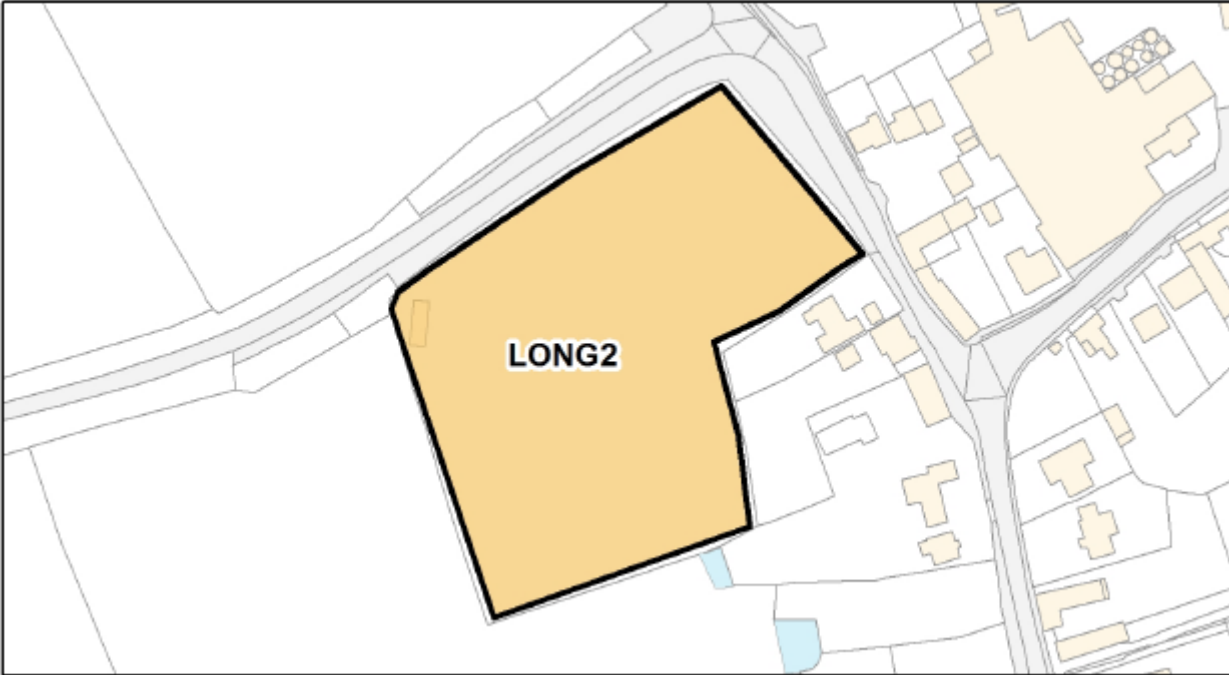


Picture C:



Picture D:



Site Assessments – Long Clawson					
Site Reference	LONG2 (MBC/144/13)				
Site Address	Corner of Broughton Lane and Hickling Lane				
Settlement	Long Clawson				
Settlement Category	Service Centre				
Gross Site Area	1.40ha				
Net Site Area & Reason	1.16ha (82.5% of 1.40ha)				
Capacity & Calculation Formula	35 (1.16ha @ 30dph)				
Planning History	16/00810/OUT for 31 dwellings pending				
Land Owner/ Agent providing update	Adam Murray - Andrew Granger & Co	Last update received	22 nd February 2017	Assessment last updated	22 nd February 2017

Overall Summary
<p>Site is reasonably well related to existing built-up area of village , close to employment opportunities and local facilities. No significant technical objections. Limited impact upon landscape and some ecological concerns, both of which will require sensitive treatment. Site is suitable for allocation. The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.</p>
Issues/ constraints to be mitigated
<ul style="list-style-type: none"> • School capacity – contributions • Ecology • Landscape

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site is potentially suitable	Agent identified that the land was available and deliverable within first five years. Planning application pending consideration for 31 dwellings. Awaiting further information from agent February 2017	No issues raised

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 800m of the village centre. Adopted footways provide opportunities for walking to centre of Long Clawson. Bus services run regularly through the village giving access to	++
Access to services and facilities (by foot (ideally 800m ²⁰) / bicycle (2km) or public transport.	The site is within the centre of the village. Services and facilities are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Saturday . Bus stops are located within 400 metres of the site.	++
Proximity to employment;	Employment sites that are accessible from the site include:	++

²⁰ Mfs indicates 800 metres can be walkable.

	<p>50m Long Clawson Dairy 3.9km Crown Business Park 4.1km Old Dalby Industrial Estate 5.6km Langar 6.1km Asfordby Business Park 6.7km Stanton PLC 6.9km Holwell Works 9.3km Masterfoods</p>																			
Availability of public transport;	The No. 24 bus service runs hourly Monday-Saturday to Melton Mowbray town centre and Melton train station . Also provides a connection to Bottesford for bus and train stations to Nottingham and Grantham.	+																		
Brownfield land.	No,greenfield.	--																		
Loss of employment or other beneficial use	Greenfield – agricultural land	0																		
Access / including public footpath access;	Acceptable access. Good pedestrian links.	++																		
Major infrastructure requirements (transport schemes etc)	None	++																		
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Long Clawson Primary School is 830m to the north east of the site. The capacity agreed is currently 105 pupils. There are currently 108 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 6 places by January 2021. The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>LONG1</td> <td>10</td> <td>2</td> </tr> <tr> <td>LONG2</td> <td>35</td> <td>8</td> </tr> <tr> <td>LONG3</td> <td>41</td> <td>10</td> </tr> <tr> <td>LONG4</td> <td>55</td> <td>13</td> </tr> <tr> <td>Total</td> <td>141</td> <td>33</td> </tr> </tbody> </table> <p>Secondary Education:</p>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	LONG1	10	2	LONG2	35	8	LONG3	41	10	LONG4	55	13	Total	141	33	-
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The nearest secondary education provision is 8.2km to the south at John Ferneley College and Long Field Academy in Melton Mowbray and 14km to the north east of the site at Bottesford. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray and Bottesford.

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	<p>Memorial Hospital.</p> <p>NHS General Practice Health Services: Long Clawson is covered by Long Clawson Surgery which has 6,358 registered patients who are served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and Long Clawson Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
<p>Heritage Assets (SMs, listed buildings, CAs, archaeology);</p>	<p>No listed buildings or scheduled ancient monuments on the site. Nearest listed buildings are located on opposite side of Melton Road 50m away and include West End farmhouse and Stokes Farmhouse. The site is located 425m outside of the Long Clawson conservation area. The site also lies 500m south west of a scheduled monument, 'moated site north-east of St Remigius' Church'. These heritage assets would need to be taken into account when developing an acceptable scheme, however it is considered that separation distances mean</p>	<p>++</p>

	that a suitable scheme could be designed.	
Flooding/Drainage	Anecdotal evidence which is currently unsubstantiated.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Some impact	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ2 Long Clawson South . This LCZ has medium to high overall landscape sensitivity to residential development by virtue of the complex landscape pattern and intimate scale of the vegetated and undulating landscape with intact fields and riparian corridors.	-
Visual Impact	Well related to the existing built-up form of the village abuts existing development. Prominent location with open views from western approach to Long Clawson.	+
Agricultural Land classification	Grade 3b.	++
Noise or other pollutants	None	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – Adjacent one boundary
Sewers	None – Adjacent one boundary
Oil pipelines	None
Power lines	Line (HV) across part of site

Sustainability Appraisal Summary
<p>Potential significant positive effects were identified for this site in relation to SA objectives 9: social inclusion and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 5: landscape. The land is identified as greenfield land which has an agricultural grade of 3. The loss of high grade agricultural land therefore has to be considered. The site is located towards the south western edge of Long Clawson and has been identified as being within LCZ2: Long Clawson South. The area has medium to high sensitivity to residential development due to complex landscape pattern which has an intimate scale. As such a significant negative effect is recorded for this SA objective. However, this negative effect is uncertain given that the design of any development proposed for the site is unknown at present. Sympathetic new development may offer opportunities to improve this. The site is not located within an Area of Separation.</p>

Viability						
Are there any known factors that impact on the viability of bringing the site forward?	No known issues.					
Deliverability						
Is there any infrastructure required that would impact on delivery?	No					
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?	No					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	16/00810/OUT for 31 dwellings pending	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	As soon as outline consent is obtained					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	2-3 months					
When is it expected that the first dwelling on site will be completed?	December 2018					
What is the planned phasing of delivery?	One phase – within 1 year					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

LONG2

Corner of Broughton Lane and Hickling Lane
Long Clawson



Picture A:



Picture B:




Picture C:



Picture D:



Site Assessments – Long Clawson					
Site Reference	LONG3 (MBC/150/15)				
Site Address	Birleys Garage, Waltham Lane				
Settlement	Long Clawson				
Settlement Category	Service Centre				
Gross Site Area	2.16ha				
Net Site Area & Reason	1.35ha (62.5% of 2.16ha)				
Capacity & Calculation Formula	41 (1.35ha @ 30dph)				
Planning History	16/00560/OUT for 45 dwellings currently pending consideration				
Land Owner/ Agent providing update	Ben Hunt	Last update received	7 th July 2016	Assessment last updated	13 th February 2017
Overall Summary					
<p>Site is reasonably well related to existing built-up area of village ,close to employment opportunities and local facilities. No significant technical objections or impact. Would be seen to extend the village along Waltham Lane, but mitigated by undulating landscape and existing vegetation.</p> <p>Site is suitable for allocation. The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.</p>					
Issues/ constraints to be mitigated					
- Capacity of school - contributions					
Headline Information					
Availability	Suitability	Deliverability	Viability		
Land available now	Planning permission granted	Planning application currently pending consideration. Identified that they would expect to start delivering dwellings during 2018 over 2 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?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 800m of the village centre. Adopted footways provide opportunities for walking to centre of Long Clawson. No footpath on site frontage. Bus services run regularly through the village giving access to	++
Access to services and facilities (by foot (ideally 800m ²¹) / bicycle (2km) or public transport.	The site is east of the centre within 800m distance. Services and facilities are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Saturday . Bus stops are located within 400 metres of the site.	++
Proximity to employment;	Employment sites that are accessible from the site include: 1.1km Long Clawson Dairy 4.9km Langar 5.2km Crown Business Park 5.4km Old Dalby Industrial Estate 6.4km Asfordby Business Park 6.7km Stanton PLC 7km Holwell Works 8.1km Masterfoods	+
Availability of public transport;	The No. 24 bus service runs hourly Monday-Saturday to Melton Mowbray town centre and Melton train station . Also provides a connection to Bottesford for bus and train stations to Nottingham	+

²¹ MfS indicates 800 metres can be walkable.

	and Grantham.																			
Brownfield land.	Partially – motor vehicle garage and repairs business on northern half of site.	+																		
Loss of employment or other beneficial use	Complete loss of existing business.	--																		
Access / including public footpath access;	<p>Proposed vehicular access off Waltham Lane. Limited pedestrian access to village due to lack of footpath on site frontage.</p> <p>Highway Authority Response February 2017: The Local Highway Authority advice is that in its view the residual cumulative impacts can be mitigated and are not considered severe in accordance with Paragraph 32 of the NPPF, subject to conditions and contributions.</p>	+																		
Major infrastructure requirements (transport schemes etc)	None	++																		
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Long Clawson Primary School is 530m to the west of the site. The capacity agreed is currently 105 pupils. There are currently 108 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 6 places by January 2021. The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>LONG1</td> <td>10</td> <td>2</td> </tr> <tr> <td>LONG2</td> <td>35</td> <td>8</td> </tr> <tr> <td>LONG3</td> <td>41</td> <td>10</td> </tr> <tr> <td>LONG4</td> <td>55</td> <td>13</td> </tr> <tr> <td>Total</td> <td>141</td> <td>33</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	LONG1	10	2	LONG2	35	8	LONG3	41	10	LONG4	55	13	Total	141	33	-
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Total	141	33																		

Secondary Education:

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 8.2km to the south at John Ferneley College and Long Field Academy in Melton Mowbray and 14km to the north east of the site at Bottesford. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray and Bottesford.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
LONG1	10	2
LONG2	35	6
LONG3	41	7
LONG4	55	9
Total	141	24

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides

	<p>maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.</p> <p>NHS General Practice Health Services: Long Clawson is covered by Long Clawson Surgery which has 6,358 registered patients who are served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and Long Clawson Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or scheduled ancient monuments on the site. The nearest listed building is 88m away, Simons House. The site is located 66m outside of the Long Clawson conservation area. The site also lies 720m east of a scheduled monument, 'moated site north-east of St Remigius' Church'. It is considered that separation distances and intervening built form mean that there wouldn't be	++

	a significant impact on heritage assets.	
Flooding/Drainage	Due to fluvial flooding a very small part of the site (5%) is within Flood Zones 2 and 3(b). The remainder (95%) is in Flood Zone 1. No significant impact upon the development of the site.	+
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designation.	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Existing use as a garage will require some contamination assessments and potentially mitigation.	+
Landscape designation (<i>influence report – designation</i>).	LCZ2 Long Clawson South . This LCZ has medium to high overall landscape sensitivity to residential development by virtue of the complex landscape pattern and intimate scale of the vegetated and undulating landscape with intact field boundaries and riparian corridors.	-
Visual Impact	Reasonably well related to the existing built-up form of the village. Unobtrusive, low lying site with substantial screening to boundaries, which would help to assimilate development into the landscape.	+
Agricultural Land classification	3b	++
Noise or other pollutants	Some contamination likely from garage use, which can be mitigated.	+

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None
Sewers	None
Oil pipelines	None
Power lines	None

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 9: social inclusion, 14: health and 15: energy efficiency. No potential significant negative effects were identified.

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

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?	Technical reports have been submitted with planning application regarding highways, contamination, ecology, landscape, drainage and flood risk, archaeology and noise.					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	16/00560/OUT Pending Consideration	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Within 12 months of getting outline					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	During 2018					
What is the planned phasing of delivery?	Over 2 years					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	As part of the overall scheme					

LONG3

Birleys Garage, Waltham Lane
Long Clawson



Picture A:



Picture B:

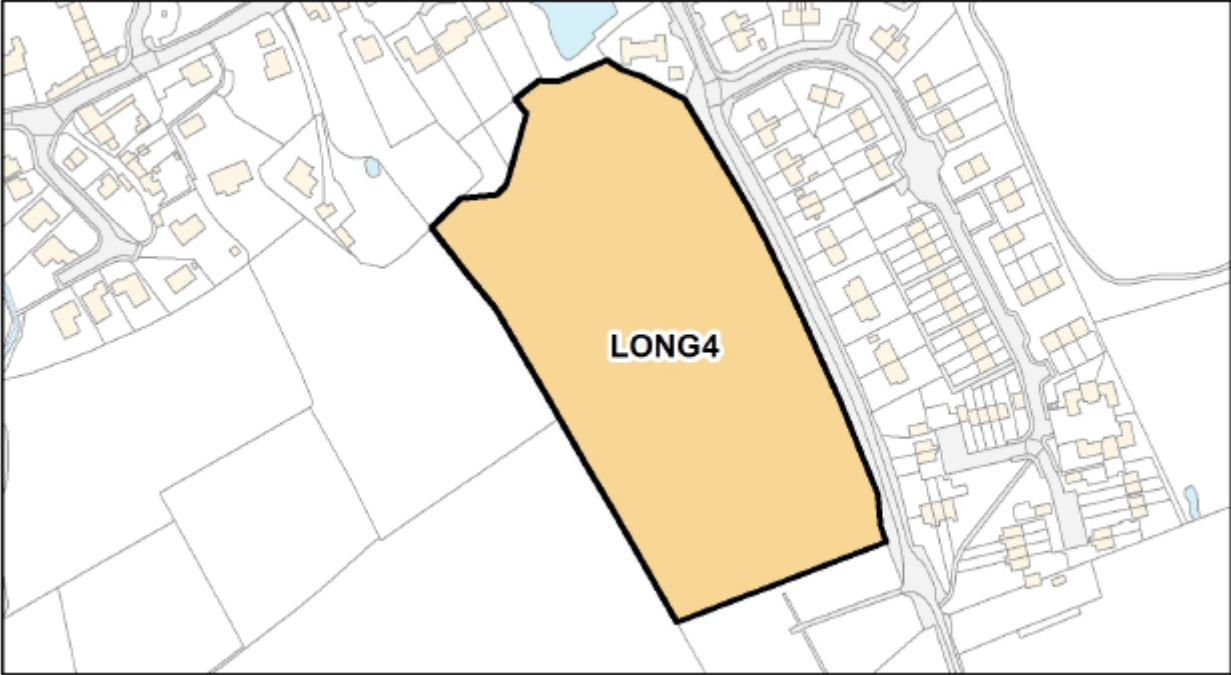


Picture C:



Picture D:



Site Assessments – Long Clawson					
Site Reference	LONG4 (MBC/168/15)				
Site Address	Land off Sandpit Lane				
Settlement	Long Clawson				
Settlement Category	Service Centre				
Gross Site Area	2.63ha				
Net Site Area & Reason	1.64ha (62.5% of 2.63ha)				
Capacity & Calculation Formula	55 (1.64ha @ 30dph = 49 dwellings, but outline application supported by masterplan identifies that 55 can be delivered)				
Planning History	16/00032/OUT for 55 dwellings pending consideration				
Land Owner/ Agent providing update	Michelle Galloway - Pegasus Group	Last update received	5 th January 2017	Assessment last updated	26 th January 2017
Overall Summary					
<p>Site is reasonably well related to existing built-up area of village and is close to employment opportunities and local facilities. No significant technical objections have been raised. There maybe some impact upon heritage assets and landscape and this would need to be considered in the design, scale and layout of any scheme put forward. The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> Lack of capacity at primary school - contributions 					
Availability	Suitability	Deliverability		Viability	
Land available now.	Planning application is pending consideration. Masterplan has been prepared and provided. Site assessment considered the site suitable for development.	Once outline planning permission is obtained, reserved matters will be submitted. 9 months allowed for site preparation works followed by delivery rate of 3 dwellings per month from Summer 2018.		No issues raised.	

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	Davidsons Developments Limited have an option to purchase the land and have submitted an outline planning application for residential development.

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 800m of the village centre. Adopted footways provide opportunities for walking to centre of Long Clawson. Bus services run regularly through the village giving access to	++
Access to services and facilities (by foot (ideally 800m ²²) / bicycle (2km) or public transport.	The site is west of the centre within 800m distance. Services and facilities are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Saturday . Bus stops are located within 400 metres of the site.	++
Proximity to employment;	Employment sites that are accessible from the site include: 300m Long Clawson Dairy 4.3km Crown Business Park 4.5km Old Dalby Industrial Estate 5.4km Langar 6km Asfordby Business Park 6.5km Stanton PLC 6.8km Holwell Works 8.8km Masterfoods	++

²² Mfs indicates 800 metres can be walkable.

Availability of public transport;	The No. 24 bus service runs hourly Monday-Saturday to Melton Mowbray town centre and Melton train station . Also provides a connection to Bottesford for bus and train stations to Nottingham and Grantham.	+																		
Brownfield land.	No	--																		
Loss of employment or other beneficial use	Greenfield – agricultural land	0																		
Access / including public footpath access;	Proposed vehicular access off Sandpit Lane, which has been assessed as acceptable by Highway Authority. Also requires other junction improvements. Highway Authority Response on 16/00032/OUT: The Local Highway Authority advice is that, in its view the residual cumulative impacts of development are not considered severe in accordance with Paragraph 32 of the NPPF.	+																		
Major infrastructure requirements (transport schemes etc)	Relatively minor off- site highways improvements	+																		
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Long Clawson Primary School is 320m to the north east of the site. The capacity agreed is currently 105 pupils. There are currently 108 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 6 places by January 2021. The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>LONG1</td> <td>10</td> <td>2</td> </tr> <tr> <td>LONG2</td> <td>35</td> <td>8</td> </tr> <tr> <td>LONG3</td> <td>41</td> <td>10</td> </tr> <tr> <td>LONG4</td> <td>55</td> <td>13</td> </tr> <tr> <td>Total</td> <td>141</td> <td>33</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	LONG1	10	2	LONG2	35	8	LONG3	41	10	LONG4	55	13	Total	141	33	-
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LONG1	10	2																		
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Total	141	33																		

Secondary Education:

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 8.2km to the south at John Ferneley College and Long Field Academy in Melton Mowbray and 14km to the north east of the site at Bottesford. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray and Bottesford.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
LONG1	10	2
LONG2	35	6
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LONG4	55	9
Total	141	24

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local

	<p>needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.</p> <p>NHS General Practice Health Services: Long Clawson is covered by Long Clawson Surgery which has 6,358 registered patients who are served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and Long Clawson Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	The site is adjacent to Long Clawson conservation area along the most northern boundary. The site is 80m south of Manor Farmhouse which is grade II* listed and 155m south of Church of St Remigius which is also grade II*. The site also lies 130m south of a scheduled monument, 'moated site north-east of St Remigius' Church'. Therefore the impact on heritage assets would have to be assessed and any scheme sensitively designed to make sure there is no detrimental impact.	+
Flooding/Drainage	Anecdotal evidence which is currently unsubstantiated.	++

Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designation but site is adjacent to a pond to the north.	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ2 Long Clawson South . This LCZ has medium to high overall landscape sensitivity to residential development by virtue of the complex landscape pattern.	-
Visual Impact	Reasonably well related to the existing built-up form of the village. Cemetery to the south of the site helps to screen development and assimilate into the landscape.	+
Agricultural Land classification	Mostly 2 (small part to north pf site 3b)	--
Noise or other pollutants	None	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – adjacent along one boundary
Sewers	None
Oil pipelines	None
Power lines	Line (HV) crosses the site

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 9: social inclusion, 10: social deprivation, 14: health and 15: energy efficiency. A potential significant negative effect identified was SA objective 8: mineral resources and soil quality. The site is on grade 3 agricultural land and therefore this issue needs to be considered.

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

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?	Proximity to listed buildings and conservation area.					
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 - Davidsons Developments Limited have an option to purchase the land and have submitted an outline planning application for residential development.					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	16/00032/OUT Pending consideration	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Once outline permission has been obtained.					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	9 months					
When is it expected that the first dwelling on site will be completed?	Summer 2018					
What is the planned phasing of delivery?	3 completions a month from Summer 2018, so to be complete by late 2019					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	Anticipate this will be required to be delivered before occupation of 50% of market housing (to be negotiated in S106)					

LONG4

Land off Sandpit Lane
Long Clawson



Picture A:



Picture B:

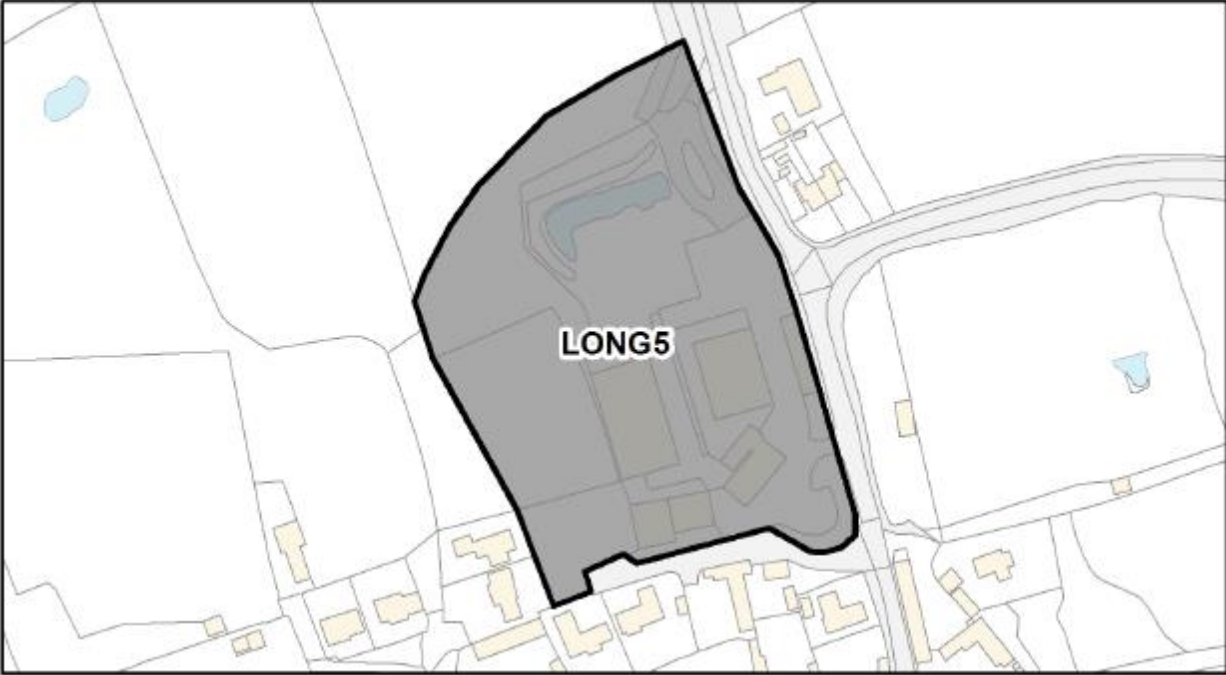


Picture C:



Picture D:



Site Assessments – Long Clawson					
Site Reference	LONG5 RESERVE (MBC/169/15)				
Site Address					
Settlement	Long Clawson				
Settlement Category	Service Centre				
Gross Site Area	1.63ha				
Net Site Area & Reason	1.34ha (82.5% of 1.63ha)				
Capacity & Calculation Formula	40 (1.34ha @ 30dph)				
Planning History	16/00303/OUT for 40 dwellings pending consideration				
Land Owner/ Agent providing update	David Haston – Haston Reynolds	Last update received	27 th January 2017	Assessment last updated	6 th February 2017

Overall Summary
<p>Site is well related to existing built-up area of village, close to local facilities. No significant technical objections, apart from need to improve access. Will require sensitive treatment to assimilate into landscape, especially long views from the north. Site is suitable for allocation.</p> <p>The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.</p>
Issues/ constraints to be mitigated
<ul style="list-style-type: none"> - Lack of school capacity – contributions

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available but would require the relocation of existing farming enterprise – 12 months allowed for this as moving to an existing unit within the holding	Site assessment concluded that site is suitable for development	Allowing 12 months for dealing with reserved matters on obtaining outline consent. Then allowing 12 months for relocation of dairy herd and site preparations. Delivery stated at 5 dwellings per month	No issues raised.
Availability			
Is the land available for development now?		12 months allowed for relocation of dairy herd but then it is available	
If the site is not available now, when will it become available?		See above	
How many landowners are involved in the site?		2	
Has written confirmation been received from all landowners to confirm the land is available?		Yes – Planning application	

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 500m of the village centre. Unsafe pedestrian access to village at present . Bus services run regularly through the village giving access to Melton Mowbray and Bottesford.	++
Access to services and facilities (by foot (ideally 800m ²³) / bicycle (2km) or public transport.	The site is east of the centre within 800m distance. Services and facilities are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Saturday . Bus stops are located within 400 metres of the site.	++
Proximity to employment;	Employment sites that are accessible from the site include: 1km Long Clawson Dairy 4.7km Langar 5.2km Crown Business Park	+

²³ MfS indicates 800 metres can be walkable.

	5.4km Old Dalby Industrial Estate 6.7km Asfordby Business Park 7.1km Stanton PLC 7.4km Holwell Works 8.4km Masterfoods																			
Availability of public transport;	The No. 24 bus service runs hourly Monday-Saturday to Melton Mowbray town centre and Melton train station . Also provides a connection to Bottesford for bus and train stations to Nottingham and Grantham.	+																		
Brownfield land.	Farmyard	- -																		
Loss of employment or other beneficial use	Loss of agricultural buildings on part of the site.	0																		
Access / including public footpath access;	Proposed vehicular access off Chapel Lane. Public right of way across north of site. Highway Authority Response February 2017: The Local Highway Authority advice is that, in its view the residual cumulative impacts of development can be mitigated and are not considered severe in accordance with Paragraph 32 of the NPPF, subject to conditions and contributions.	+																		
Major infrastructure requirements (transport schemes etc)	None	++																		
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Long Clawson Primary School is 480m to the south west of the site. The capacity agreed is currently 105 pupils. There are currently 108 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 6 places by January 2021. The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>LONG1</td> <td>10</td> <td>2</td> </tr> <tr> <td>LONG2</td> <td>35</td> <td>8</td> </tr> <tr> <td>LONG3</td> <td>41</td> <td>10</td> </tr> <tr> <td>LONG4</td> <td>55</td> <td>13</td> </tr> <tr> <td>Total</td> <td>141</td> <td>33</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	LONG1	10	2	LONG2	35	8	LONG3	41	10	LONG4	55	13	Total	141	33	-
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Secondary Education:

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 8.2km to the south at John Ferneley College and Long Field Academy in Melton Mowbray and 14km to the north east of the site at Bottesford. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray and Bottesford.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
LONG1	10	2
LONG2	35	6
LONG3	41	7
LONG4	55	9
Total	141	24

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of

	<p>Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.</p> <p>NHS General Practice Health Services: Long Clawson is covered by Long Clawson Surgery which has 6,358 registered patients who are served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and Long Clawson Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	The south western corner of site abuts Long Clawson conservation area. The nearest listed building, Simons House is located 75m to the south. 640m to the south west is scheduled monument, Moated site north-east of St Remigius' Church. Intervening built form and separation distances mean that there will not be a detrimental impact on heritage assets. Sensitive design can mitigate any impact on the conservation area.	+
Flooding/Drainage	Anecdotal evidence which is currently unsubstantiated.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designation	++

TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ1 Long Clawson Northeast. This LCZ has medium overall landscape sensitivity to residential development due to the contained nature of the field pattern and predominantly well integrated settlement edge.	0
Visual Impact	Reasonably well related to the existing built-up form of the village.	+
Agricultural Land classification	Mostly 2 (small part to north of site 3b)	--
Noise or other pollutants	Some contamination likely on site of buildings and farmyard.	+

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	Low Pressure main along one boundary of site
Water Mains	None – Adjacent one boundary
Sewers	None – Adjacent one boundary
Oil pipelines	None
Power lines	None

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 9: social inclusion, 10: social deprivation and 15: energy efficiency. No potential significant negative effects were identified.

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues raised

Deliverability						
Is there any infrastructure required that would impact on delivery?	None significant					
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?	Surface water attenuation					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	16/00303/OUT for 40 dwellings pending consideration	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Within 12 – 14 months of obtaining outline planning permission					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	12 months (includes relocation of dairy herd)					
When is it expected that the first dwelling on site will be completed?	12 months following grant of reserved matters					
What is the planned phasing of delivery?	5 dwellings per month					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	None					
When is it envisaged that the affordable housing element will be delivered?	As part of development					

LONG5

Canal Farm
Long Clawson



Picture A:



Picture B:




Picture C:



Picture D:



Site Assessments – Long Clawson					
Site Reference	MBC/026/15				
Site Address	Field south of Coronation Avenue (part)				
Settlement	Long Clawson				
Settlement Category	Service Centre				
Gross Site Area	0.52ha				
Net Site Area & Reason	0.43ha (82.5% of 0.52ha)				
Capacity & Calculation Formula	13 (0.43ha @ 30dph)				
Planning History	Majority of site included in red line area for 15/00547/OUT which is approved for 10 dwellings and also relates to LONG1				
Land Owner/ Agent providing update	Richard Lee	Last update received	7 th December 2016	Assessment last updated	13 th February 2017

Overall Summary			
<p>Site is reasonably well related to existing built-up area of village ,close to employment opportunities and local facilities. No significant technical objections. Impact upon landscape, but an opportunity to mitigate existing impact of Coronation Avenue properties. Site is suitable for allocation. The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions. Scheme on majority of site has planning permission and is dealt with under LONG1.</p>			
Issues/ constraints to be mitigated			
<p>Layout and design to enhance visual impact on edge of settlement location. Lack of capacity at school - contributions</p>			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site was potentially suitable for development.	The majority of the site is being dealt with under allocation LONG1	No issues raised.

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); - - (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	+
Relationship / connectivity with host settlement;	Site is within 800m of the village centre. Adopted footways provide opportunities for walking to centre of Long Clawson. Bus services run regularly through the village giving access to	++
Access to services and facilities (by foot (ideally 800m ²⁴) / bicycle (2km) or public transport.	The site is west of the centre within 800m distance. Services and facilities are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Saturday . Bus stops are located within 400 metres of the site.	++
Proximity to employment;	Employment sites that are accessible from the site include: 340m Long Clawson Dairy 3.9km Crown Business Park 4.1km Old Dalby Industrial Estate 5.8km Langar 5.9km Asfordby Business Park 6.4km Stanton PLC 6.8km Holwell Works 9km Masterfoods	++
Availability of public transport;	The No. 24 bus service runs hourly Monday-Saturday to Melton Mowbray town centre and Melton train station . Also provides a connection to Bottesford for bus and train stations to Nottingham and Grantham.	+
Brownfield land.	No	--
Loss of employment or other beneficial use	Greenfield – agricultural land	0

²⁴ MfS indicates 800 metres can be walkable.

Access / including public footpath access;	Proposed vehicular access off Melton Road.	+																																						
Major infrastructure requirements (transport schemes etc)	None	++																																						
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Long Clawson Primary School is 830m to the north east of the site. The capacity agreed is currently 105 pupils. There are currently 108 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 6 places by January 2021. The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.</p> <table border="1" data-bbox="725 555 1491 817"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>LONG1</td> <td>10</td> <td>2</td> </tr> <tr> <td>LONG2</td> <td>35</td> <td>8</td> </tr> <tr> <td>LONG3</td> <td>41</td> <td>10</td> </tr> <tr> <td>LONG4</td> <td>55</td> <td>13</td> </tr> <tr> <td>Total</td> <td>141</td> <td>33</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1" data-bbox="725 884 1460 1197"> <thead> <tr> <th>School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton Mowbray</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> <tr> <td>Long Field Academy Melton Mowbray</td> <td>800</td> <td>546</td> <td>670</td> <td>130</td> </tr> </tbody> </table> <p>The nearest secondary education provision is 8.2km to the south at John Ferneley College and Long Field Academy in Melton Mowbray and 14km to the north east of the site at Bottesford. It is recognised that as a result of development that additional secondary school places will be required but can be</p>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	LONG1	10	2	LONG2	35	8	LONG3	41	10	LONG4	55	13	Total	141	33	School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton Mowbray	1100	1145	1285	-185	Long Field Academy Melton Mowbray	800	546	670	130	-
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NHS Hospital Health Services:

St Mary’s Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary’s Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Long Clawson is covered by Long Clawson Surgery which has 6,358 registered patients who are served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and Long Clawson Surgery.

NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week,

	<p>365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>No listed buildings or scheduled ancient monuments on the site. Listed Building on opposite side of Melton Road 85m away, Holm Farmhouse. The site is located 590m outside of the Long Clawson conservation area. The site also lies 650m south west of a scheduled monument, 'moated site north-east of St Remigius' Church'.</p> <p>These heritage assets would need to be taken into account when developing an acceptable scheme, however it is considered that separation distances mean that a suitable scheme could be designed.</p>	++
Flooding/Drainage	Anecdotal evidence which is currently unsubstantiated.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Small part of site is a SSSI.	-
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	<p>LCZ2 Long Clawson South .</p> <p>This LCZ has medium to high overall landscape sensitivity to residential development by virtue of the complex landscape pattern and intimate scale of the vegetated and undulating landscape with intact fields and riparian corridors.</p>	-
Visual Impact	<p>Reasonably well related to the existing built-up form of the village. Adjacent to Coronation Avenue development, which marks the western extremity of the village. Large, prominent field on a main approach into Long Clawson.</p> <p>Could be an opportunity to mitigate the impact of the properties</p>	+

	on Coronation Avenue which form a very prominent edge of the settlement .	
Agricultural Land classification	Mostly grade 3.	+
Noise or other pollutants	None	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – Adjacent one boundary
Sewers	None – Adjacent one boundary
Oil pipelines	None
Power lines	Line (HV) across part of site

Sustainability Appraisal Summary
<p>Potential significant positive effects were identified for this site in relation to SA objectives 9: social inclusion and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 5: landscape. The land is identified as greenfield land which has an agricultural grade of 3. The loss of high grade agricultural land therefore has to be considered. The site is located towards the south western edge of Long Clawson and has been identified as being within LCZ2: Long Clawson South. The area has medium to high sensitivity to residential development due to complex landscape pattern which has an intimate scale. As such a significant negative effect is recorded for this SA objective. However, this negative effect is uncertain given that the design of any development proposed for the site is unknown at present. Sympathetic new development may offer opportunities to improve this. The site is not located within an Area of Separation.</p>

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	Sustainable drainage scheme; traffic calming scheme					
If so, what are the requirements and associated timescales?	Built as part of the development					
What are the key constraints that need to be dealt with in order to bring the site forward?	Access, flood risk					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	10 units (15/00547/OUT approved subject to s106) on remainder of site dealt with under LONG1	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Dependent on developer who purchases the land					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	Dependent on developer who purchases the land					
When is it expected that the first dwelling on site will be completed?	Dependent on developer who purchases the land					
What is the planned phasing of delivery?	Dependent on developer who purchases the land					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Dependent on developer who purchases the land					
When is it envisaged that the affordable housing element will be delivered?	No affordable housing in permitted scheme					

MBC/026/15

Field south of Coronation Avenue, off Melton Rd
Long Clawson



Picture A:



Picture B:

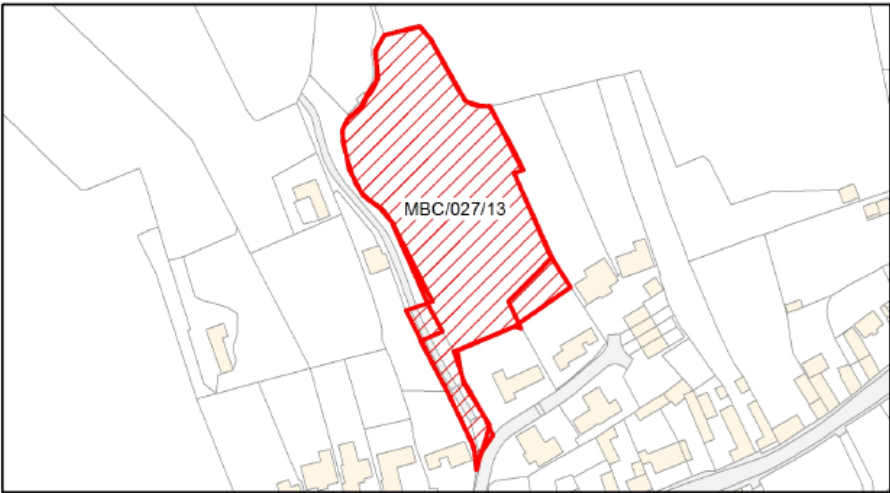


Picture C:



Picture D:



Site Assessments – Long Clawson						
Site Reference	MBC/027/13					
Site Address	Land north of East End					
Settlement	Long Clawson					
Settlement Category	Service Centre					
Gross Site Area	0.6ha					
Net Site Area & Reason	0.5ha (82.5% of 0.6ha)					
Capacity & Calculation Formula	15 (0.5ha @ 30dph)					
Planning History	None					
Land Owner/ Agent providing update	Mike Sibthorp	Last update received	No response received	Assessment last updated	13 th February 2017	

Overall Summary			
<p>The site is able to deliver a small number of new housing . It is well situated in the centre of the village, close to some main services and facilities in Long Clawson which is well-served in terms of employment, retail, education and health services and has good access to transport choice. There are some minor environmental constraints and a question over the details of the vehicular access. There would be limited impact the character of the settlement. Site is suitable for allocation. The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.</p>			
Issues/ constraints to be mitigated			
<p>School capacity – contributions Access Visual Impact</p>			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	The site assessment concluded that the site is potentially suitable.	The agent initially put the site forward confirming that the land is available and deliverable in the first five years. Awaiting more information February 2017.	No issues raised.

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	+
Relationship / connectivity with host settlement;	Site is within 400m of the village centre. Adopted footways provide opportunities for walking to centre of Long Clawson. Bus services run regularly through the village giving access to	++
Access to services and facilities (by foot (ideally 800m ²⁵) / bicycle (2km) or public transport.	The site is west of the centre within 400m distance. Services and facilities are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Saturday . Bus stops are located within 400 metres of the site.	++
Proximity to employment;	Employment sites that are accessible from the site include: 780m Long Clawson Dairy 5km Langar 5km Crown Business Park 5.2km Old Dalby Industrial Estate 6.5km Asfordby Business Park 7km Stanton PLC 7.4km Holwell Works 8.5km Masterfoods	++
Availability of public transport;	Within cycling and walking distance of employment	+

²⁵ Mfs indicates 800 metres can be walkable.

	opportunities in Long Clawson (800m). The No. 24 bus service runs hourly Monday-Saturday to Melton Mowbray town centre and Melton train station . Also provides a connection to Bottesford for bus and train stations to Nottingham and Grantham.																																		
Brownfield land.	Greenfield – agricultural land	--																																	
Loss of employment or other beneficial use	No	0																																	
Access / including public footpath access;	Poor vehicular access currently – improvement necessary No footway, but very short distance to village centre.	0																																	
Major infrastructure requirements (transport schemes etc)	Access improvements.	+																																	
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Long Clawson Primary School is 480m to the south west of the site. The capacity agreed is currently 105 pupils. There are currently 108 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 6 places by January 2021. The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>LONG1</td> <td>10</td> <td>2</td> </tr> <tr> <td>LONG2</td> <td>35</td> <td>8</td> </tr> <tr> <td>LONG3</td> <td>41</td> <td>10</td> </tr> <tr> <td>LONG4</td> <td>55</td> <td>13</td> </tr> <tr> <td>Total</td> <td>141</td> <td>33</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1"> <thead> <tr> <th>School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	LONG1	10	2	LONG2	35	8	LONG3	41	10	LONG4	55	13	Total	141	33	School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton	1100	1145	1285	-185	-
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Heritage Assets (SMs, listed buildings, CAs, archaeology);	The access point is within 20m of the Long Clawson conservation area however the site itself is set back behind existing frontage development. The nearest listed building, Crown and Plough Inn is located 35m to the south. 390m to the south west is scheduled monument, Moated site north-east of St Remigius' Church. Intervening built form and separation distances mean that there will not be a detrimental impact on heritage assets. Sensitive design can mitigate any impact on the conservation area.	+
Flooding/Drainage	Anecdotal evidence which is currently unsubstantiated.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designation.	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++

Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ2 Long Clawson South . This LCZ has medium to high overall landscape sensitivity to residential development by virtue of the complex landscape pattern and scale of vegetated and undulating landscape.	-
Visual Impact	The site extends development beyond the northern limit of the village. Sensitive location, but relatively modest scale.	0
Agricultural Land classification	Not known	0
Noise or other pollutants	None	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	Low Pressure main along one boundary of site
Water Mains	None – Adjacent one boundary
Sewers	None – Adjacent one boundary
Oil pipelines	None
Power lines	None

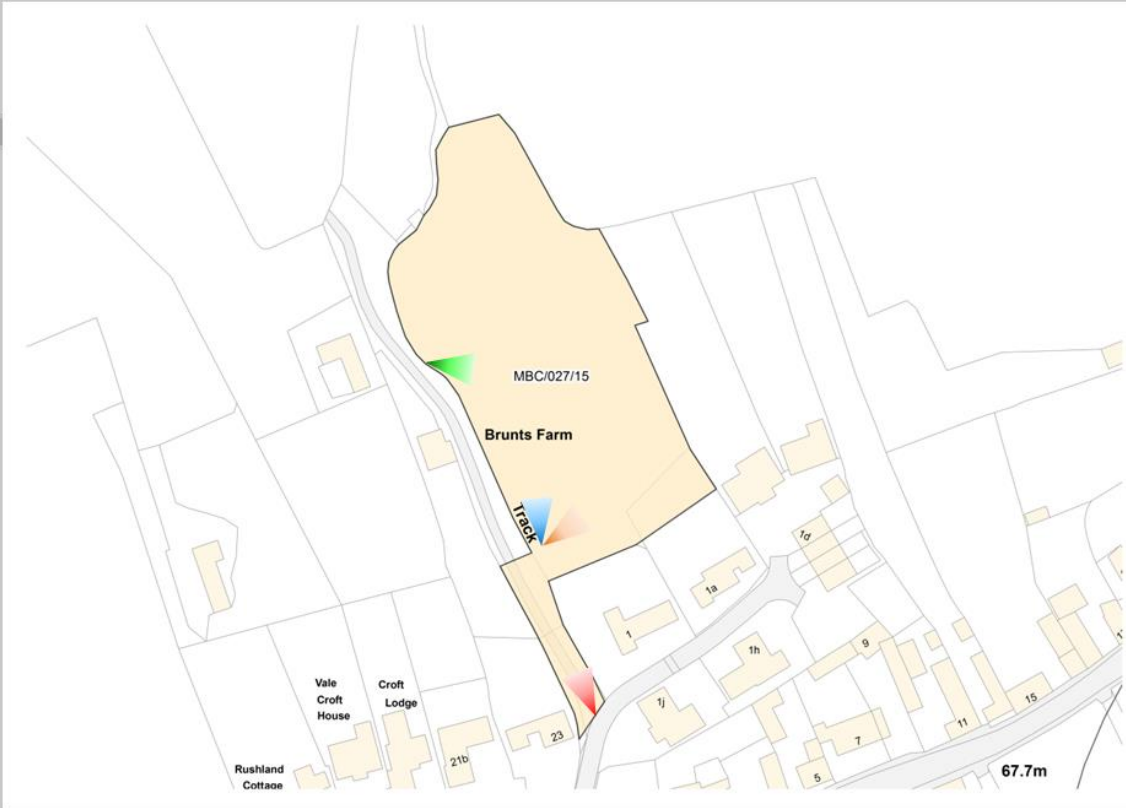
Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 9: social inclusion, 10: social deprivation and 15: energy efficiency. No potential significant negative effects were identified.

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	Not identified					
If so, what are the requirements and associated timescales?	Not identified					
What are the key constraints that need to be dealt with in order to bring the site forward?	Not identified					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	Not identified					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	Not identified					
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?	Within the next 5 years (by 2020/21)		Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	Not identified
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Not identified					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	Not identified					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Not identified					
What is the planned phasing of delivery?	Not identified					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

MBC/027/15

Land north of East End
Long Clawson



Picture A:



Picture B:

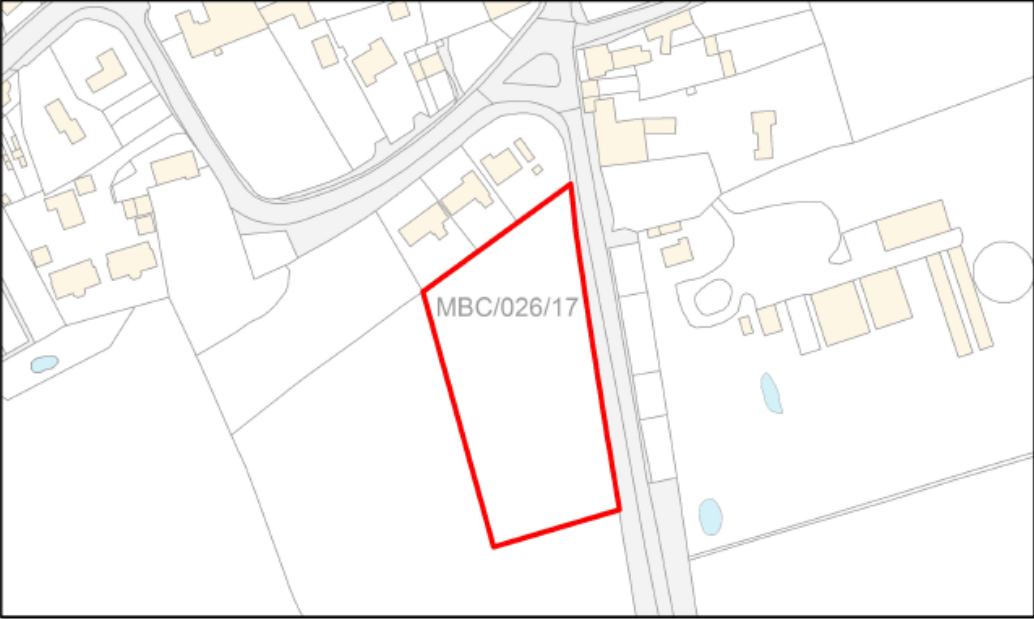


Picture C:



Picture D:



Site Assessments – Long Clawson					
Site Reference	MBC/026/17				
Site Address	Land Off Waltham Lane				
Settlement	Long Clawson				
Settlement Category	Service Centre				
Gross Site Area	0.51Ha				
Net Site Area & Reason	0.42Ha (82.5% of 0.51ha)				
Capacity & Calculation Formula	13 (0.42ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	David Isam	Last update received	18/05/2017	Assessment last updated	23/05/2017

Overall Summary			
Site is considered potentially suitable for development however due to the intended small scale development of the landowner this site is more likely to come forward as a windfall development as it would not meet the threshold for allocation of at least 10 dwellings. Therefore this site is not identified as an allocation.			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> • Visual impact, settlement edge • Limited scale of development proposed 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land is available now.	Site assessment concludes that the site is potentially suitable for development.	Landowner has confirmed the intention is for small scale development which would not meet the threshold for allocation of at least 10 dwellings.	No known issues.

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); - - (Strong negative).
Meeting identified need;	Less than 20 dwellings	+
Relationship / connectivity with host settlement;	Site lies at edge of settlement, however sustainably located close to village facilities and services	+
Access to services and facilities (by foot (ideally 800m ²⁶) / bicycle (2km) or public transport.	Site lies at a distance of about 550 from the services and facilities in the village.	++
Proximity to employment;	Employment sites that are accessible from the site include: 1.1km Long Clawson Dairy 4.9km Langar 5.2km Crown Business Park 5.4km Old Dalby Industrial Estate 6.4km Asfordby Business Park 6.7km Stanton PLC 7km Holwell Works 8.1km Masterfoods	+
Availability of public transport;	Distance to nearest bus stop is approximately 380 metres, Bus Service 24 runs every hour	+

²⁶ Mfs indicates 800 metres can be walkable.

Brownfield land.	Greenfield	- -
Loss of employment or other beneficial use	No loss of employment as such, however current use of agricultural land.	0
Access / including public footpath access;	<p>Access not an issue as such, however will need Highways involved as edge of village and close to 60mph.</p> <p>Highway Authority comments May 2017: The site located within 1km from the local Primary School and within 800m of a bus service. Waltham Lane is a class C road where speed limits change from 30mph to 60mph along the frontage of the site. Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority. If access could be designed in accordance with the 6Cs Design Guide, then there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.</p>	+
Major infrastructure requirements (transport schemes etc)	It is not considered that there would be any major infrastructure requirements associated with this site	++
Infrastructure capacity (schools / GPs / etc);	Primary Education: Long Clawson Primary School is 530m to the west of the site. The capacity agreed is currently 105 pupils. There are currently 108 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 6 places by January 2021. Discussions are currently taking place with the Education Authority about solutions to resolving the school capacity issue (January 2017).	-

Ref	Site Capacity	No. of school places generated (0.239 per dwelling)
LONG1	10	2
LONG2	35	8
LONG3	41	10
LONG4	55	13
Total	141	33

Secondary Education:

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 8.2km to the south at John Ferneley College and Long Field Academy in Melton Mowbray and 14km to the north east of the site at Bottesford. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray and

Bottesford.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
LONG1	10	2
LONG2	35	6
LONG3	41	7
LONG4	55	9
Total	141	24

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Long Clawson is covered by Long Clawson Surgery which has 6,358 registered patients who are served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and Long Clawson Surgery.

	<p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017.</p> <p>At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford.</p> <p>Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
<p>Heritage Assets (SMs, listed buildings, CAs, archaeology);</p>	<p>The nearest listed building is Simons House which is a grade II listed building located 85m to the north of the site with intervening built form and separation.</p> <p>Long Clawson is a is a substantial settlement situated in the southern part of the Vale of Belvoir approximately 8 miles north of Melton Mowbray. It sits at the foot of the escarpment which denotes the eastern side of the Vale. The long linear form of the village is very distinctive with the collection of right angled bends along the ‘spine road’ which meanders through adding visual interest. It is a very open textured village, especially at West End, although there are several areas along the main village road where tight clusters of artisans cottages,</p>	<p>+</p>

	<p>farmsteads and other buildings close to the road frontage give a more urban feel to the settlement. When viewed from the Vale escarpment the clusters of mature trees and interspersed open spaces ensures that the village sits comfortably within the natural landscape. More intimately the built fabric of the villages merges easily into the rural scene.</p> <p>The site is located to the south of the village and conservation area, immediately on the fringes of the conservation area boundary. There is no immediate disruption to the character of the conservation area with the location of the site, as the built form on Mill Lane is largely modern C20 or unadorned functional late C19. However, there are large tracts of visible ridge and furrow remains surrounding the allocation site to the west and south of the site, as well as archaeological remains as identified by the HER, including a medieval put and possible boundary ditch, Saxo-Norman and medieval pottery and the remains of a wooden bridge close to the junction between Mill Lane and the stream.</p> <p>Therefore while there is no immediate impact on the conservation area through development on this site, there will be a marginal disruption to some of the more historic greenfield land surrounding the village of Long Clawson. This can be mitigated through sensitive landscaping which permits site lines through the site to the historic field patterns to the south, and the relevant archaeological considerations.</p>	
Flooding/Drainage	<p>Site not affected by flood risk</p> <p>EA comments May 2017: No environmental constraints applicable, site acceptable for development.</p>	++

Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Potential GCN	-
TPO / Ancient woodland;	None	++
Historic Park;	No Historic Park	++
Technical constraints (contamination / land stability);	No constraints identified	++
Landscape designation (<i>influence report – designation</i>).	LCZ 2 Medium/High	-
Visual Impact	Site well related to the village, small scale development will not impact the surrounding character.	++
Agricultural Land classification	3b	++
Noise or other pollutants	No noise or other known pollutants known to be affecting the site	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	Low Pressure Mains adjacent to one corner of site
Water Mains	None
Sewers	None
Oil pipelines	None
Power lines	High voltage line runs through site

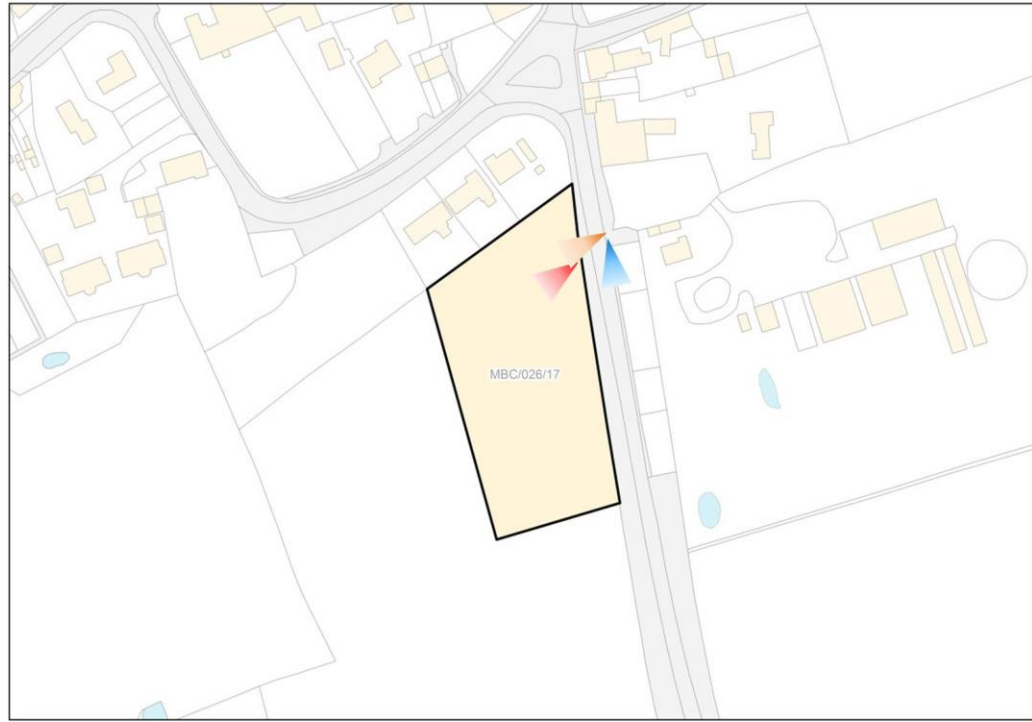
Sustainability Appraisal Summary
 Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: access to services, 14: health, 15: air quality and potentially, 10: reducing social and economic inclusion. A potential significant negative effect was identified in relation to SA objective 5: landscape and 6: biodiversity and geodiversity.

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

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?	None identified other than residential amenity of neighbouring properties.					
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?	N/A					
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?	Within the next 5 years (by 2020/21)		Between 5 and 10 years (by 2026/27)	Possibly	Beyond 10 years (after 2027/28)	Possibly
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	Yes
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?	Not identified – longer term project for limited scale of development.					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Not identified					
What is the planned phasing of delivery?	Not identified					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

MBC/026/17

Land off Waltham Lane
Long Clawson



Picture A:

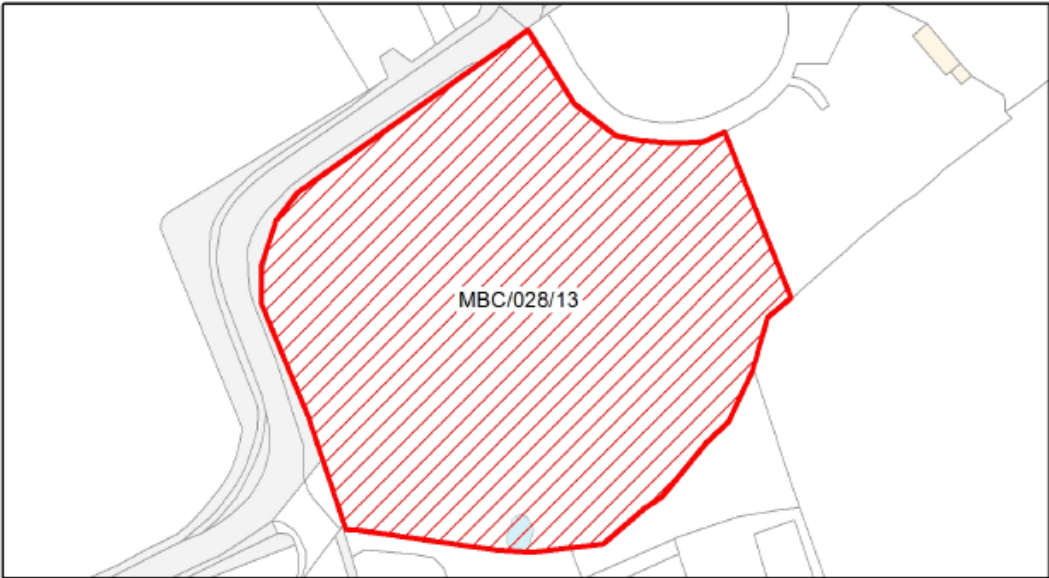


Picture B:



Picture C:



Site Assessments – Long Clawson					
Site Reference	MBC/028/13 (Initially LONG2)				
Site Address	Land off Back Lane				
Settlement	Long Clawson				
Settlement Category	Service Centre				
Gross Site Area	0.90ha				
Net Site Area & Reason	0.74ha (82.5% of 0.90ha)				
Capacity & Calculation Formula	22 (0.74ha @ 30dph)				
Planning History	16/00709/OUT for 22 dwellings pending consideration				
Land Owner/ Agent providing update	Joanne Althorpe - Marrons Planning on behalf of Laura Fitzpatrick	Last update received	16 th January 2017	Assessment last updated	26 th January 2017
Overall Summary					
<p>Site is well related to existing built-up area and located in the centre of Long Clawson. There will be little visual impact as a result of development .Minor mitigation necessary to overcome ecological impact. The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Capacity of primary school - contributions • Ecology • Archaeology 					
Headline Information					
Availability	Suitability	Deliverability	Viability		
Land available now	<p>Planning application pending consideration. Site assessment concluded that the site was potentially suitable for development however Historic England have objected to the planning application on technical grounds of the impact of development on the setting of heritage assets. The site is therefore considered to be unsuitable at the current time.</p>	<p>Expect that on gaining reserved matters approval the development would take one year to develop commencing in 2018/19</p>	<p>No known issues</p>		

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	3
Has written confirmation been received from all landowners to confirm the land is available?	Yes – Planning application submitted

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 800m of the village centre. Adopted footways provide opportunities for walking to centre of Long Clawson. Bus services run regularly through the village giving access to	++
Access to services and facilities (by foot (ideally 800m ²⁷) / bicycle (2km) or public transport.	The site is west of the centre within 800m distance. Services and facilities are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Saturday . Bus stops are located within 400 metres of the site.	++
Proximity to employment;	Employment sites that are accessible from the site include: 580m Long Clawson Dairy 4.7km Crown Business Park 4.9km Old Dalby Industrial Estate 5.3km Langar 6.2km Asfordby Business Park 6.7km Stanton PLC 6.9km Holwell Works 8.7km Masterfoods	++
Availability of public transport;	The No. 24 bus service runs hourly Monday-Saturday to Melton Mowbray town centre and Melton train station . Also provides a connection to Bottesford for bus and train stations to Nottingham and Grantham.	+

²⁷ MfS indicates 800 metres can be walkable.

Brownfield land.	No	--																																	
Loss of employment or other beneficial use	Greenfield – agricultural land	0																																	
Access / including public footpath access;	Proposed vehicular access off The Sands, opposite Church Lane. Good pedestrian links. Highway Authority Response February 2017: The Local Highway Authority advice is that in its view the residual cumulative impacts can be mitigated and are not considered severe in accordance with Paragraph 32 of the NPPF, subject to conditions and contributions.	++																																	
Major infrastructure requirements (transport schemes etc)	None	++																																	
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Long Clawson Primary School is 40m to the north of the site. The capacity agreed is currently 105 pupils. There are currently 108 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 6 places by January 2021. The Education Authority have been consulted throughout this process. A solution has been found in order to increase the capacity of Long Clawson primary school with contributions.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>LONG1</td> <td>10</td> <td>2</td> </tr> <tr> <td>LONG2</td> <td>35</td> <td>8</td> </tr> <tr> <td>LONG3</td> <td>41</td> <td>10</td> </tr> <tr> <td>LONG4</td> <td>55</td> <td>13</td> </tr> <tr> <td>Total</td> <td>141</td> <td>33</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1"> <thead> <tr> <th>School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton Mowbray</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	LONG1	10	2	LONG2	35	8	LONG3	41	10	LONG4	55	13	Total	141	33	School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton Mowbray	1100	1145	1285	-185	-
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The nearest secondary education provision is 8.2km to the south at John Ferneley College and Long Field Academy in Melton Mowbray and 14km to the north east of the site at Bottesford. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray and Bottesford.

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LONG2	35	6
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Total	141	24

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St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Long Clawson is covered by Long Clawson Surgery which has 6,358 registered patients who are served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No

	<p>objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and Long Clawson Surgery.</p> <p>NHS Dentist Services:</p> <p>A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
<p>Heritage Assets (SMs, listed buildings, CAs, archaeology);</p>	<p>No listed buildings or scheduled ancient monuments on the site. The nearest listed building is 85m away, Avenue House. Site adjoins southern boundary of Long Clawson conservation area. The site also lies 120m east of a scheduled monument, ‘moated site north-east of St Remigius’ Church’. These heritage assets would need to be taken into account when developing an acceptable scheme, however it is considered that separation distances mean that a suitable scheme could be designed.</p> <p>LCC Archaeology Comments 21st February 2017:</p> <p>Land south of Back Lane, Long Clawson: The site lies within the identified historic settlement core of the village of Long Clawson (HER ref.: MLE8746), in addition it lies in close proximity to the scheduled moated site, a nationally important designated heritage asset (NHLE ref.: 1012560; MLE3532), to the east of the 14th century parish church of St Remigius (Grade II*; NHLE ref.: 1188025) and abuts the Long Clawson Conservation Area. Given the close relationship with the scheduled and designated assets it is recommended the views of Historic England and the Borough’s Conservation Officer are taken into account. With regard to the</p>	<p>-</p>

	<p>non-designated heritage interest, the site lies in an area of very significant archaeological potential, situated within the heart of the historic settlement core of the village, recorded archaeological remains of the Roman, Saxon and medieval periods have been identified from the immediate vicinity (MLE3533, 6013, 6818, 7969, 8744-8746, 16751). In addition the site itself preserves earthwork evidence indicating that it was part of the village's open field system up to the point of enclosure, the latter contributing to the legibility and understanding of the scheduled and non-scheduled earthworks to the north-west.</p> <p>Historic England response to planning application: The loss of the ridge and furrow earthworks and the pasture field (comprising the development area) which would represent harm through setting impact to the significance the scheduled monument and listed buildings.</p>	
Flooding/Drainage	Anecdotal evidence which is currently unsubstantiated.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ2 Long Clawson South . This LCZ has medium to high overall landscape sensitivity to residential development by virtue of the complex landscape pattern and intimate scale of the vegetated and undulating landscape with intact fields and riparian corridors.	-
Visual Impact	Well related to the existing built-up form of the village. Contained by village hall to the south .	+
Agricultural Land classification	Grade 3.	+
Noise or other pollutants	None	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None adjacent
Sewers	Combined lateral drain along boundary
Oil pipelines	None
Power lines	Line (HV) along western boundary of site

Sustainability Appraisal Summary
<p>Potential significant positive effects were identified for this site in relation to SA objectives 9: social inclusion, 10: social deprivation and 15: energy efficiency. A potential significant negative effects was identified in relation to SA objectives 5: landscape and 8: efficient land use and soil quality. The land is identified as greenfield land which has an agricultural grade of 3. The loss of high grade agricultural land therefore has to be considered. The site is located towards the south western edge of Long Clawson and has been identified as being within LCZ2: Long Clawson South. The area has medium to high sensitivity to residential development due to complex landscape pattern which has an intimate scale. As such a significant negative effect is recorded for this SA objective. However, this negative effect is uncertain given that the design of any development proposed for the site is unknown at present. Sympathetic new development may offer opportunities to improve this. The site is not located within an Area of Separation.</p>

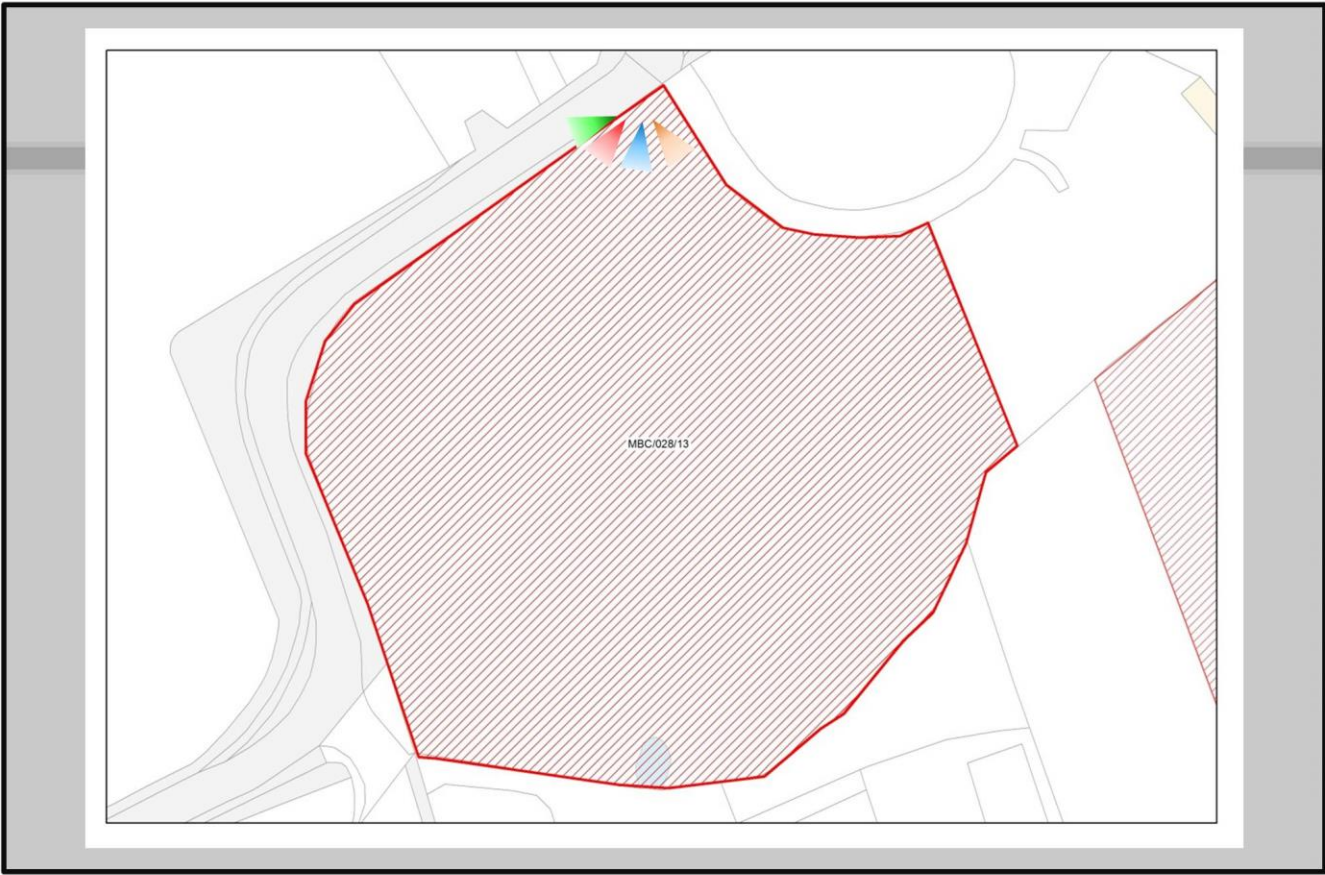
Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No known issues

Deliverability	
Is there any infrastructure required that would impact on delivery?	Capacity of primary school – Education Authority have identified a way of increasing the capacity subject to contributions.
If so, what are the requirements and associated timescales?	Dependent on Education Authority
What are the key constraints that need to be dealt with in order to bring the site forward?	Public right of way (G47), semi-improved grassland on site, potential archaeological interest, surface water drainage
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	A grassland mitigation area would be provided and agents are still liaising with LCC on the form this would take, although the county ecologist has agreed that the surface water balancing area can form part of the mitigation area.

	The public right of way will need to be designed into the scheme although not necessarily on the existing alignment.					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	In order to make an efficient use of land, agents are proposing that the public right of way is diverted. The principle of this has been accepted by the County Council, subject to an appropriate planning condition. Agent considers that any archaeological interest on the site could be appropriately mitigated and should not present a constraint to development. Agent is currently liaising with the LLFA on the delivery of a surface water drainage strategy but is confident that a solution will be found.					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes – Planning application submitted					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	16/00709/OUT Pending consideration	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Reserved matters submitted within 1 year of gaining outline consent.					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	1 month					
When is it expected that the first dwelling on site will be completed?	Within 1 year of reserved matters approval – 2018/19					
What is the planned phasing of delivery?	Completed within 12 months of starting the development					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	None anticipated					
When is it envisaged that the affordable housing element will be delivered?	Trigger to be determined in s106 but as part of the development within the first year of construction					

MBC/028/13

Land off Back Lane
Long Clawson



Picture A:



Picture D:



Picture B:



Picture C:

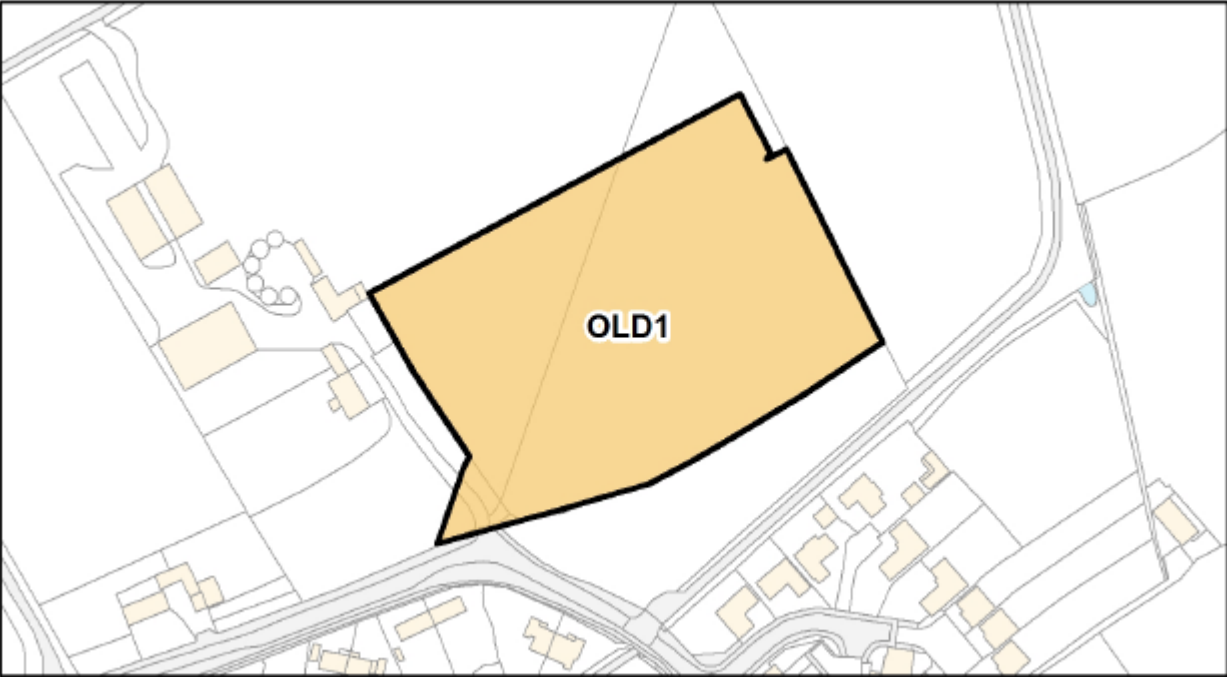


Old Dalby – Update to Site Assessments and Ranking

Updated Rank May 2017	Initial Rank September 2016	Address	Initial Reference	Updated Allocation Reference May 2017	Initial Allocation Reference September 2016	Updated Capacity May 2017	Initial Capacity September 2016	Score from Assessment Update	Summary of Assessment Update
1	1	North Lodge Farm, Longcliff Hill	MBC/009/16	OLD1	OLD1	28	20	29	Site has planning permission for 20 dwellings and an application pending for a further 8 dwellings.
2	3	Debdale Hill Field	MBC/171/15	OLD2 Reserve	OLD3 Reserve	23	23	29	Site is well located in settlement. The western end of the originally submitted site would protrude beyond existing built form of Old Dalby into open countryside and therefore the site area has been reduced to reflect this and limit the impact on the character of the settlement.
3	2	Station Lane	MBC/046/13	Not allocated	OLD2	15	15	28	Site has planning permission for 15 dwellings, however the site scores lower than other sites in the assessment and is not located adjacent to the built up area of the village, it is located beyond the physical boundary of the railway line and is adjacent to the employment area reducing the connectivity to the built up area of the village. On this basis it will be dealt with as a commitment rather than as an allocation.
4	New site submitted through SHLAA 2017	Extension to Initial OLD2 (MBC/046/13)	MBC/030/17	Not allocated	Not allocated	65	Not assessed	28	The northern part of the site benefits from planning permission for 15 dwellings (OLD2 & 14/00954/OUT). This is an extension of that site to include land to the south. The site is adjacent to the employment area and a rail test track which may cause issues of noise however careful design and siting along with other mitigation strategies could ease this. The site works will need to deal

									with the contamination on sit. It doesn't encroach on countryside or the area of separation and is bounded by the railway line however it is not visually connected to the built up area of the settlement core.
5	5	Main Road	MBC/182/15	Not allocated	Not allocated	12	12	27	Site is adjacent to settlement. The site area originally submitted is significant in scale and has therefore been reduced to be more in keeping with the scale of the existing settlement. Limited development adjacent to existing built form would be the most logical extension to the settlement in this location. The site also falls within Area of Separation which would need to be assessed. Other sites in Old Dalby rank more highly and therefore this site is not identified as an allocation.
6	4	Longcliffe Hill House	MBC/018/16	Not allocated	Not allocated	8	8	25	Site as originally submitted has very limited suitability for housing due to perpendicular relationship with existing settlement. Site reduced to reflect that only an area which fronts Longcliffe Hill may be potentially suitable for development but is too small to allocate.
7	New site submitted through SHLAA 2017	South of Station Road	MBC/001/17	Not allocated	Not allocated	69	Not assessed	24	Site scores well on many of the criteria. However site is considered to have a potential adverse impact on heritage assets which would require mitigation and the site being within an area of separation may create a detrimental impact in terms of visual impact and further connecting the historic village to the employment site to the east.
8	New site submitted	Land west of Longcliff House	MBC/004/17	Not allocated	Not allocated	26	Not assessed	24	The site is located on the opposite side of the road to the core of the village, however

	through SHLAA 2017								there is built form adjacent to the east. With a sensitively designed schemed, the visual impact and impact on heritage assets could be mitigated. The site does not rank as well as others in Old Dalby and therefore it is not identified as an allocation
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Site Assessments – Old Dalby					
Site Reference	OLD1 (MBC/009/16)				
Site Address	North Lodge Farm, Longcliffe Hill				
Settlement	Old Dalby				
Settlement Category	Service Centre				
Gross Site Area	1.29ha				
Net Site Area & Reason	1.06ha (82.5% of 1.29ha)				
Capacity & Calculation Formula	28 – planning permission granted for 20 and 8 proposed on the remainder of the site				
Planning History	16/00184/OUT granted for 20 dwellings and 16/00911/OUT for a further 8 dwellings adjacent the site pending consideration				
Land Owner/ Agent providing update	Maurice Fairhurst	Last update received	27 th January 2017	Assessment last updated	30 th January 2017
Overall Summary					
Site is adjacent to a settlement with a limited range of services. Site has been reduced in site area from that originally submitted. Planning permission granted for 20 dwellings and a further planning application being considered for an additional 8 dwellings.					
Issues/ constraints to be mitigated					
Scale and layout considered and dealt with through the planning application process.					
Headline Information					
Availability	Suitability	Deliverability	Viability		
Land available now	Site assessment concluded that site was suitable for development. Planning permission granted for 20. A further application for an additional 8 dwellings is pending consideration.	Site can be delivered within 5 years. Site will be marketed once the outline consent is obtained for the additional 8 dwellings adjacent the site.	No known issues – Agent noted that developer contributions have to be factored in to viability tests but has confirmed that this does not mean the site is unviable.		

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Potential to accommodate some 20 Market and affordable houses.	++
Relationship / connectivity with host settlement;	Edge of settlement site, immediately adjacent, current greenfield Links into village by road and footpaths but protrudes perpendicularly into open countryside	0
Access to services and facilities (by foot (ideally 800m ²⁸) / bicycle (2km) or public transport.	130m to Old Dalby Primary School. 210m to public house	++
Proximity to employment;	Within walking and cycling distance of employment opportunities and employment sites further afield including: 930m Old Dalby Trading Estate 1.2km Crown Business Park 4km Six Hills Area 5.4km Hickling Lane Employment Site 5.7km Asfordby Business Park 6.5km Holwell Industrial Area 6.5km Stanton PLC	+
Availability of public transport;	Old Dalby is on Bus Route 23 that links Melton to Nether Broughton a. It is hourly at peak times and 2 hourly through the day.	+
Brownfield land.	Greenfield + contains farm house and buildings	--
Loss of employment or other beneficial use	Agricultural.	0
Access / including public footpath access;	Connects to public road on Longcliffe Hill which leads to village and offers exit to wider road network to the east. Footpaths	++

²⁸ Mfs indicates 800 metres can be walkable.

	<p>cross the site and link to public road which offer access to village. Footpaths offer access to countryside (recreation). No reason footpath could not be incorporated into development layout.</p> <p>Highway Authority Response on 15/00184/OUT: The County Highway Authority advice is that, in its view the residual cumulative impacts of development are not considered severe in accordance with Paragraph 32 of the NPPF.</p>																														
Major infrastructure requirements (transport schemes etc)	None required	++																													
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Old Dalby Primary School is 130m to the south east of the site. The capacity agreed is currently 147 pupils. There are currently 131 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 9 places by January 2021. The Local Education Authority have not raised Old Dalby School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="734 746 1473 895"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of primary school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>OLD1</td> <td>28</td> <td>7</td> </tr> <tr> <td>Total</td> <td>28</td> <td>7</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1" data-bbox="734 970 1514 1353"> <thead> <tr> <th>Secondary School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton Mowbray</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> <tr> <td>Long Field Academy Melton Mowbray</td> <td>800</td> <td>546</td> <td>670</td> <td>130</td> </tr> </tbody> </table> <p>The nearest secondary education provision is 8.km to the south east at John Ferneley College and Long Field Academy in Melton</p>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	OLD1	28	7	Total	28	7	Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton Mowbray	1100	1145	1285	-185	Long Field Academy Melton Mowbray	800	546	670	130	+
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Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
OLD1	28	5
Total	28	5

NHS Hospital Health Services:

St Mary’s Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary’s Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Old Dalby is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs and Long Clawson Surgery which has 6,358 registered patients served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and the Long Clawson Surgery.

	<p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or scheduled ancient monuments on the site. 196m from the nearest listed building, Debdale Farmhouse. Listed buildings in the village are all well defined and self contained. 172m outside Old Dalby conservation area.	++
Flooding/Drainage	All in Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site not assessed in Bio-diversity study. Potential for protected species on site (investigation would be required – assume they could be mitigated).	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	No constraints identified.	++
Landscape designation (<i>influence report – designation</i>).	Influence draft report. The site is in LCZ1 medium to high sensitivity. However part of the site is in an already built up area (Western part) and some small scale development adjacent to the settlement edge and enclosed by the natural features might be possible.	-
Visual Impact	Built form to west and south of the site which helps to integrate	+

	the site visually into the settlement. This is dependent on sensitive design and layout.	
Agricultural Land classification	3b – lower quality	++
Noise or other pollutants	Contains farm buildings – potential for noise and odour but assume these would be removed if development took place.	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None
Sewers	None
Oil pipelines	None
Power lines	None

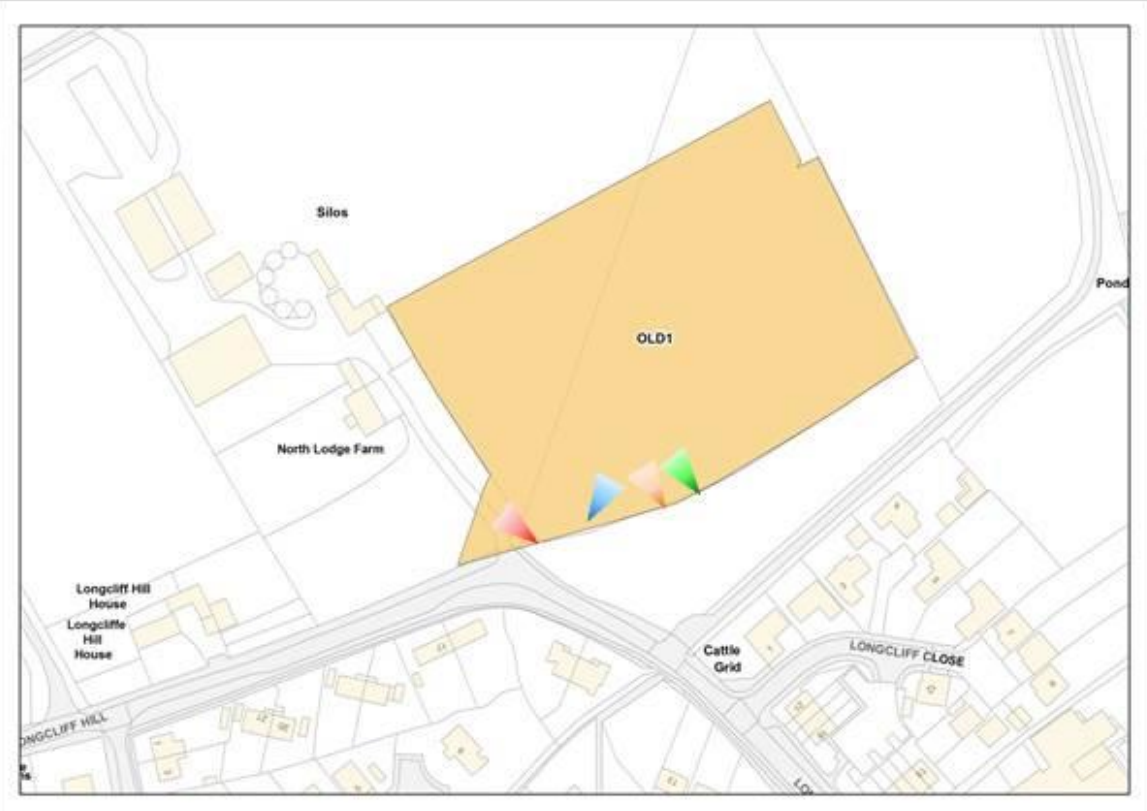
Sustainability Appraisal Summary
<p>Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 5: landscape. The site is located in Old Dalby and has been identified as being within LCZ1: Old Dalby North in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study commissioned by the Council. LCZ1 has medium-high sensitivity to residential development due to the well-integrated and defined settlement edge, established within the valley bowl contours of the landscape as experienced within views from the LCZ. The site is not within an Area of Separation. As such a significant negative effect is recorded for this SA objective. This negative effect is uncertain given that the design of any development proposed for the site is unknown at present.</p>

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No known issues – Agent noted that developer contributions have to be factored in to viability tests but has confirmed that this does not mean the site is unviable.

Deliverability						
Is there any infrastructure required that would impact on delivery?	Affordable housing, highways and drainage costs, contributions to LCC services					
If so, what are the requirements and associated timescales?	Dependent on s106 negotiations					
What are the key constraints that need to be dealt with in order to bring the site forward?	None					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	16/00184/OUT granted for 20 dwellings. 16/00911/OUT submitted for an additional 8 dwellings – pending consideration	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Site will be marketed with outline planning permission					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	Not identified – land will be sold on to developer on obtaining outline consent					
When is it expected that the first dwelling on site will be completed?	Not identified – land will be sold on to developer on obtaining outline consent					
What is the planned phasing of delivery?	Not identified – land will be sold on to developer on obtaining outline consent					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified – land will be sold on to developer on obtaining outline consent					
When is it envisaged that the affordable housing element will be delivered?	During the development scheme					

OLD1

North Lodge Farm, Longcliffe Hill
Old Dalby



Picture A:



Picture B:

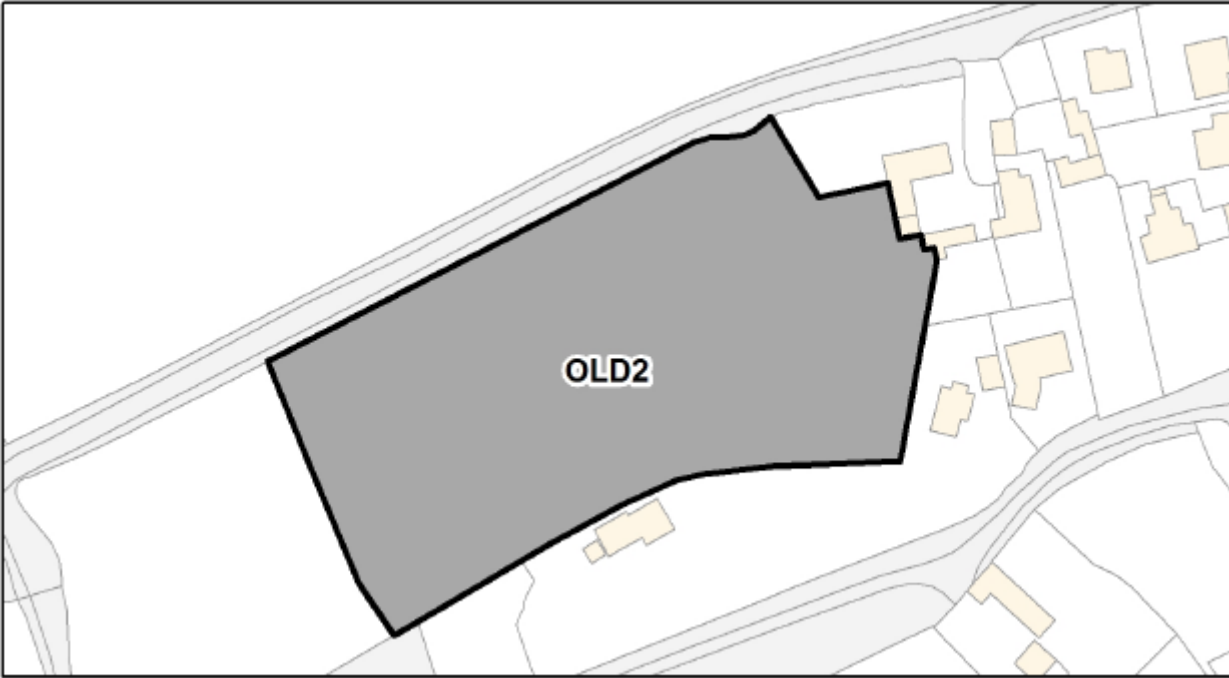


Picture C:



Picture D:



Site Assessments – Old Dalby					
Site Reference	OLD2 RESERVE (MBC/171/15 part) (Previously OLD3 RESERVE)				
Site Address	Debdale Hill Field				
Settlement	Old Dalby				
Settlement Category	Service Centre				
Gross Site Area	0.92ha				
Net Site Area & Reason	0.76ha (82.5% of 0.92ha)				
Capacity & Calculation Formula	23 (0.76ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Paul Clayton - Truman Contractors	Last update received	31 st January 2017	Assessment last updated	31st January 2017

Overall Summary			
Site is well located in a settlement with limited range of services. Site is adjacent to conservation area so, impact on heritage assets need to be considered through any scheme coming forward.			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Sustainable transport solutions and contributions to smarter choices Impact on conservation area 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that site is suitable for development.	Planning application is due to be submitted by December 2017 with the first dwelling to be delivered December 2018. Development to be built out in 15 months.	No known issues

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); -- (Strong negative).
Meeting identified need;	Potential to accommodate some 23 Market and affordable houses.	++
Relationship / connectivity with host settlement;	Edge of settlement site, immediately adjacent, current greenfield Links into village by rad and footpaths.	+
Access to services and facilities (by foot (ideally 800m ²⁹) / bicycle (2km) or public transport.	Within 800m of all of all facilities in Old Dalby (services limited in Old Dalby)	++
Proximity to employment;	Within walking and cycling distance of employment opportunities and employment sites further afield including: 1.2km Old Dalby Trading Estate 1.5km Crown Business Park 3.8km Six Hills Area 5.6km Hickling Lane Employment Site 5.9km Asfordby Business Park 6.5km Holwell Industrial Area 6.5km Stanton PLC	+
Availability of public transport;	Old Dalby is on Bus Route 23 that links Melton to Nether Broughton a. It is hourly at peak times and 2 hourly through the day.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	Agricultural.	0
Access / including public footpath access;	Connects to public road on Longcliffe Hill which leads to village and offers exit to wider road network to the east	++

²⁹ Mfs indicates 800 metres can be walkable.

	<p>Footpaths in the vicinity but none cross the site. Footpaths offer access to countryside (recreation) but no advantageous route to village facilities.</p> <p>Highway Authority Response December 2016: The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p> <p>Concept proposal and supporting information would be required (>25dw) on submission of application.</p>										
Major infrastructure requirements (transport schemes etc)	None required	++									
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Old Dalby Primary School is 375m to the east of the site. The capacity agreed is currently 147 pupils. There are currently 131 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 9 places by January 2021. The Local Education Authority have not raised Old Dalby School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="736 1070 1451 1257"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of primary school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>OLD1</td> <td>28</td> <td>7</td> </tr> <tr> <td>Total</td> <td>28</td> <td>7</td> </tr> </tbody> </table> <p>Secondary Education:</p>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	OLD1	28	7	Total	28	7	+
Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)									
OLD1	28	7									
Total	28	7									

Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 8.km to the south east at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of secondary school places generated (0.167 per dwelling)
OLD1	28	5
Total	28	5

NHS Hospital Health Services:
 St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can

	<p>be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.</p> <p>NHS General Practice Health Services: Old Dalby is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs and Long Clawson Surgery which has 6,358 registered patients served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and the Long Clawson Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Close to, but separate from 3 listed buildings and it is considered would not affect their settings, which are all well defined and self contained. Adjacent to Conservation Area – potential issue of setting of Conservation Area. No Scheduled Monuments in proximity of site.	+

Flooding/Drainage	All in Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site identified as a Bio-diversity study. Potential for protected species on site.	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	No constraints identified.	++
Landscape designation (<i>influence report – designation</i>).	Influence draft report. LCZ5 medium to high sensitivity. However the site is adjacent to the existing built up area and a progressive development starting from the lower slopes would be possible.	-
Visual Impact	Site is adjacent to the settlement with built form to the east and south. Open on opposite of the road which fronts development. The site would need a sensitively designed scheme as it is on the edge of the settlement and adjacent to the Old Dalby conservation area.	+
Agricultural Land classification	3b – lower quality	++
Noise or other pollutants	None identified	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – adjacent along one boundary
Sewers	None
Oil pipelines	None
Power lines	Line (HV) located along one boundary of site

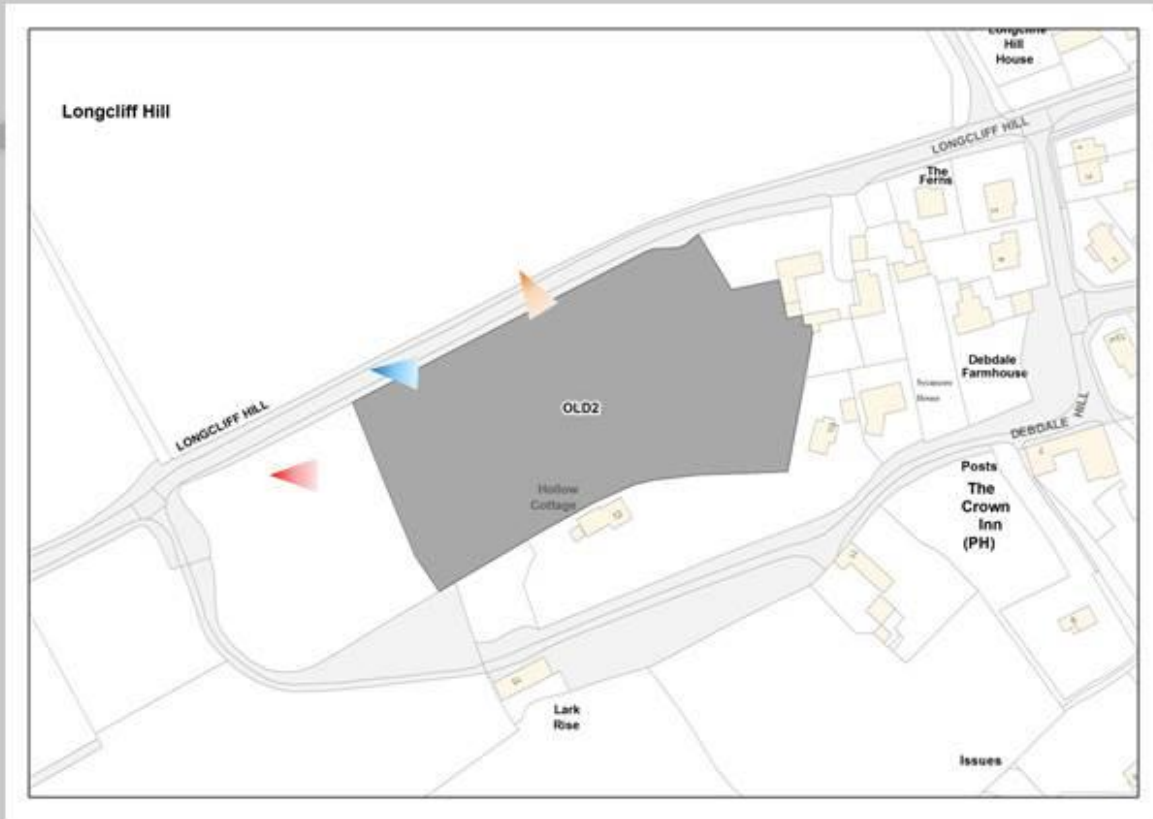
Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion, 10: social deprivation and 15: energy efficiency. No potential significant negative effects were identified.

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	No					
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?	No					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes – Agreement with Truman Contractors in place for delivery					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Within 12 months by December 2017					
How long has been allowed for site preparation works?	3 months					
When is it expected that the first dwelling on site will be completed?	December 2018					
What is the planned phasing of delivery?	Completed within 15 months					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

OLD2

Debdale Hill Field
Old Dalby



Picture A:



Picture B:



Picture C:



Site Assessments – Old Dalby					
Site Reference	MBC/046/13 (Initially OLD2)				
Site Address	Station Lane				
Settlement	Old Dalby (Queensway)				
Settlement Category	Service Centre				
Gross Site Area	0.56ha				
Net Site Area & Reason	0.56ha				
Capacity & Calculation Formula	15 (planning permission granted)				
Planning History	14/00954/OUT granted for 15 dwellings				
Land Owner/ Agent providing update	Colin Wilkinson	Last update received	4 th January 2017	Assessment last updated	26 th January 2017

Overall Summary			
Site has planning permission for 15 dwellings, however the site scores lower than other sites in the assessment and is not located adjacent to the built up area of the village, it is located beyond the physical boundary of the railway line and is adjacent to the employment area reducing the connectivity to the built up area of the village. On this basis it will be dealt with as a commitment rather than as an allocation.			
Issues/ constraints to be mitigated			
None - planning permission has dealt with potential issues.			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now.	Planning permission granted for 15 dwellings.	Agent has put forward a response relating to a larger site area than has been allocated for 80 dwellings and deliverability has been identified in relation to this different scheme as between 5 – 10 years.	Contamination may be an issue but viability has not been raised by agent at this stage.

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); -- (Strong negative).
Meeting identified need;	Potential to accommodate some 15 Market and affordable houses.	+
Relationship / connectivity with host settlement;	Slightly detached but accessible using footpath network. However site doesn't sit adjacent the core of the settlement and sits adjacent to the railway line and the employment site it therefore feels disconnected from the village itself.	-
Access to services and facilities (by foot (ideally 800m ³⁰) / bicycle (2km) or public transport.	Within approximately 800m of all of all facilities in Old Dalby (services limited in Old Dalby) at closest point	++
Proximity to employment;	Within walking and cycling distance of employment opportunities and employment sites further afield including: 50m Old Dalby Trading Estate 400m Crown Business Park 4.8km Six Hills Area 4.8km Hickling Lane Employment Site 5.2km Asfordby Business Park 5.8km Holwell Industrial Area 5.8km Stanton PLC	++
Availability of public transport;	Old Dalby is on Bus Route 23 that links Melton to Nether Broughton a. It is hourly at peak times and 2 hourly through the day.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	None	0

³⁰ Mfs indicates 800 metres can be walkable.

<p>Access / including public footpath access;</p>	<p>Connects to public road on Main Rd which leads to village access to other locations to west, via Nether Broughton. PP 14/00954/OUT included access onto Main Rd and is approved.</p> <p>North- south running footpath close to site offers access to wider countryside. No footpaths offer access or permeability advantages.</p> <p>Highway Authority Response on 14/00954/OUT: The Local Highway Authority advice is that, in its view the residual cumulative impacts of development can be mitigated and are not considered severe in accordance with Paragraph 32 of the NPPF, subject to Conditions and Contributions.</p>	<p>++</p>									
<p>Major infrastructure requirements (transport schemes etc)</p>	<p>None required</p>	<p>++</p>									
<p>Infrastructure capacity (schools / GPs / etc);</p>	<p>Primary Education: Old Dalby Primary School is 650m to the west of the site. The capacity agreed is currently 147 pupils. There are currently 131 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 9 places by January 2021. The Local Education Authority have not raised Old Dalby School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="734 999 1435 1185"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of primary school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>OLD1</td> <td>28</td> <td>7</td> </tr> <tr> <td>Total</td> <td>28</td> <td>7</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	OLD1	28	7	Total	28	7	<p>+</p>
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OLD1	28	7									
Total	28	7									

Secondary Education:

Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 8.km to the south east at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of secondary school places generated (0.167 per dwelling)
OLD1	28	5
Total	28	5

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's

	<p>Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.</p> <p>NHS General Practice Health Services: Old Dalby is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs and Long Clawson Surgery which has 6,358 registered patients served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and the Long Clawson Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs,	The site is located 580m away from the nearest listed	++

archaeology);	building, Willow Cottage and also 580m outside of the Old Dalby conservation area boundary. 890m to the south west is a scheduled monument, Preceptory at Old Dalby. This separation and intervening built form, including a railway line means that there will not be any detrimental impacts on heritage assets.	
Flooding/Drainage	All in Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site not assessed in Bio-diversity study. Detailed investigations carried out as part of 14/00954/OUT identified wildlife interest and mitigation, in the form of hedge retention (condition)	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Site in contaminated land register and this was investigated under 14/00954/OUT. Conditions required remediation requirements. Low/medium sensitivity /capable of mitigation.	+
Landscape designation (<i>influence report – designation</i>).	Not addressed by Influence study. Adjacent to the AoS between Old Dalby and Old Dalby Trading Estate. It needs to be understood in the context of the existing built up area at the South of the site and the approved planning application (14/00954/OUT).	0
Visual Impact	Site is screened buy existing built form to west and south and the adjacent industrial estate to the east. No development to the north of Station Road. Limited visual impact.	++
Agricultural Land classification	3b – lower quality, but in any event brownfield an derelict	++
Noise or other pollutants	Close to railway (TEST TRACK). This is well used and active but already has controls on use owing to other residential properties along its route. It is more distant from the railway that existing houses and it is considered safeguarded by the controls in place to protect those houses..	+

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – adjacent one boundary
Sewers	None – adjacent one boundary
Oil pipelines	None
Power lines	None

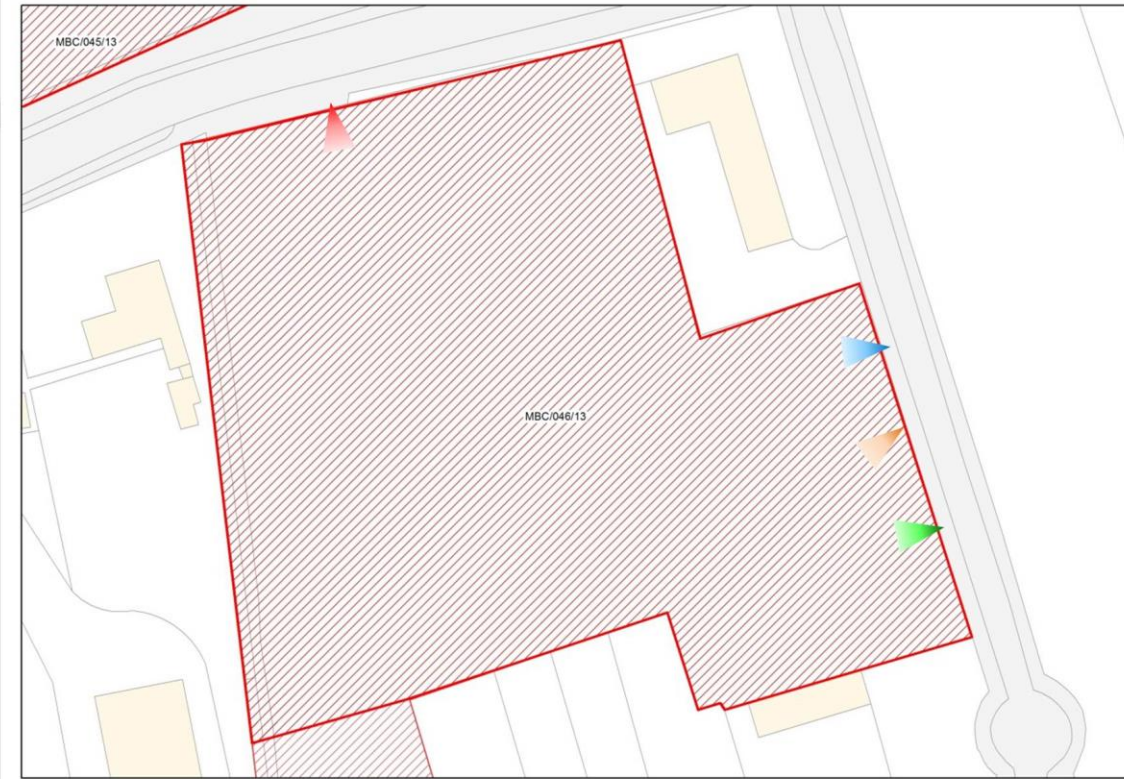
Sustainability Appraisal Summary	
Potential significant positive effects were identified for this site in relation to SA objectives 9: social inclusion and 15: energy efficiency. No potential significant negative effects were identified.	
Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues raised

Deliverability	
Is there any infrastructure required that would impact on delivery?	A general store. Discussions have commenced with LCC regarding developer contributions to education, waste and libraries.
If so, what are the requirements and associated timescales?	Not at present
What are the key constraints that need to be dealt with in order to bring the site forward?	Access, contamination, noise.
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	No
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	<p>Access The site access junction will be designed in accordance with highway standards. Appropriate visibility splays can be achieved from the proposed site access junction. An access in this location has been approved by LCC to serve a smaller residential development. As part of the current proposals, the widened site access in the same location should be acceptable to LCC.</p> <p>Contamination At this stage it is unknown what remediation may be required to address contamination issues, however the likely worst case remediation required in order to make the site suitable for the proposed development is as follows.</p>

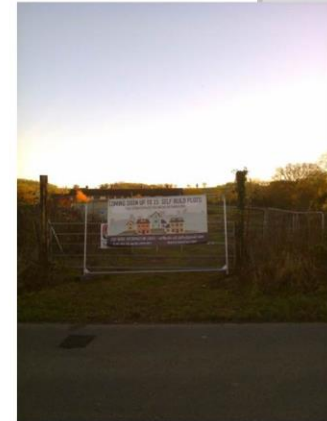
	<ol style="list-style-type: none"> 1. Capping of soft-landscaping areas with a minimum of 600mm of clean material. The thickness of the soil placed will require evidence either via photographs during its placement or by digging of post placement verification trial holes 2. A watching brief should be had during the course of demolition, site clearance and construction works for any obvious contamination. <p>Noise It is anticipated that the local authority would be looking for an acoustic fence to be built along the railway boundary in addition to any upgrades to glazing/ventilation that may be required.</p>					
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?	Within the next 5 years (by 2020/21)		Between 5 and 10 years (by 2026/27)	15	Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	15 granted permission	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Not identified					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	Not identified					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Not identified					
What is the planned phasing of delivery?	Not identified					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified					
When is it envisaged that the affordable housing element will be delivered?	Not identified					
Note	The agent has submitted a larger site area than has been identified as an allocation. So timescales relate to providing 80 on a larger site rather than the 15 on the site allocated which already have planning permission.					

MBC/046/13

Station Lane
Old Dalby



Picture A:



Picture B:

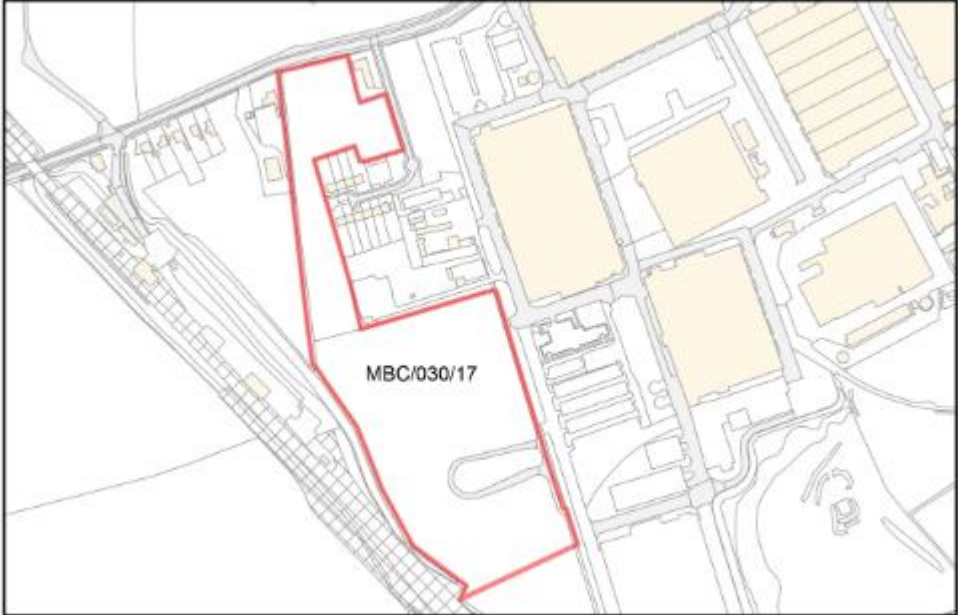


Picture C:



Picture D:



Site Assessments – Old Dalby					
Site Reference	MBC/030/17				
Site Address	Extension to OLD2				
Settlement	Old Dalby				
Settlement Category	Service Centre				
Gross Site Area	5.28ha				
Net Site Area & Reason	3.3ha (62.5% of 5.28ha)				
Capacity & Calculation Formula	99 (3.3ha @ 30 dph)				
Planning History	14/00954/OUT granted on northern part of site for 15 dwellings. 17/00397/OUT pending consideration currently for 80 dwellings.				
Land Owner/ Agent providing update	Colin Wilkinson	Last update received	18/05/2017	Assessment last updated	23/05/2017

Overall Summary
<p>The northern part of the site benefits from planning permission for 15 dwellings (OLD2 & 14/00954/OUT). This is an extension of that site to include land to the south. The site is adjacent to the employment area and a rail test track which may cause issues of noise however careful design and siting along with other mitigation strategies could ease this. The site works will need to deal with the contamination on sit. It doesn't encroach on countryside or the area of separation and is bounded by the railway line however it is not visually connected to the built up area of the settlement core.</p>
Issues/ constraints to be mitigated
<ul style="list-style-type: none"> • Contamination • Noise • Separation from historic core of village • Residential amenity

Headline Information			
Availability	Suitability	Deliverability	Viability
Land is available now.	The northern part of the site has planning permission for 15 dwellings. The remainder has a current planning application pending consideration. Whilst the site is potentially suitable the lack of visual connectivity to the village is a concern.	Agent has confirmed the site can largely be delivered in the first five years with the remainder in the 5-10 year period.	Agent has identified that there will be costs relating to contamination remediation which will need to be factored in to the contributions required from the scheme in order to make it a viable option.

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); - (negative); -- (Strong negative).
Meeting identified need;	More than 20 dwellings	++
Relationship / connectivity with host settlement;	Slightly detached but accessible using footpath network. However site doesn't sit adjacent the core of the settlement and sits adjacent to the railway line and the employment site it therefore feels disconnected from the village itself.	-
Access to services and facilities (by foot (ideally 800m ³¹) / bicycle (2km) or public transport.	Within approximately 800m of all of all facilities in Old Dalby (services limited in Old Dalby) at closest point.	++
Proximity to employment;	Within walking and cycling distance of employment opportunities and employment sites further afield including:	++

³¹ Mfs indicates 800 metres can be walkable.

	<p>50m Old Dalby Trading Estate 400m Crown Business Park 4.8km Six Hills Area 4.8km Hickling Lane Employment Site 5.2km Asfordby Business Park 5.8km Holwell Industrial Area 5.8km Stanton PLC</p>	
Availability of public transport;	Bus service 23 runs every hour from the bust stop at a distance of approximately 576 metres from the centre of the site.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	None	0
Access / including public footpath access;	<p>Connects to public road on Main Rd which leads to village access to other locations to west, via Nether Broughton. PP 14/00954/OUT included access onto Main Rd and is approved.</p> <p>North- south running footpath close to site offers access to wider countryside. No footpaths offer access or permeability advantages.</p> <p>Highway Authority Response on 14/00954/OUT: The Local Highway Authority advice is that, in its view the residual cumulative impacts of development can be mitigated and are not considered severe in accordance with Paragraph 32 of the NPPF, subject to Conditions and Contributions.</p>	++
Major infrastructure requirements (transport schemes etc)	None required	++
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Old Dalby Primary School is 650m to the west of the site. The capacity agreed is currently 147 pupils. There are currently 131 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 9 places by January 2021. The Local Education Authority have not raised Old Dalby School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p>	+

Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)
OLD1	28	7
Total	28	7

Secondary Education:

Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 8.km to the south east at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of secondary school places generated (0.167 per dwelling)
OLD1	28	5
Total	28	5

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Old Dalby is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs and Long Clawson Surgery which has 6,358 registered patients served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and the Long Clawson Surgery.

NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental

	provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	The site is located 580m away from the nearest listed building, Willow Cottage and also 580m outside of the Old Dalby conservation area boundary. 890m to the south west is a scheduled monument, Preceptory at Old Dalby. This separation and intervening built form, including a railway line means that there will not be any detrimental impacts on heritage assets.	++
Flooding/Drainage	All in Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site not assessed in Bio-diversity study. Detailed investigations carried out as part of 14/00954/OUT on part of site identified wildlife interest and mitigation, in the form of hedge retention (condition)	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Site in contaminated land register and this was investigated under 14/00954/OUT. Conditions required remediation requirements. Low/medium sensitivity /capable of mitigation. However remainder of site would require further investigation.	0
Landscape designation (<i>influence report – designation</i>).	Not addressed by Influence study. Adjacent to the AoS between Old Dalby and Old Dalby Trading Estate. It needs to be understood in the context of the existing built up area at the South of the site and the approved planning application (14/00954/OUT).	0
Visual Impact	Site is screened buy existing built form to west and south and the adjacent industrial estate to the east. No development to the north of Station Road. Limited visual impact.	++
Agricultural Land classification	3b – lower quality, but in any event brownfield an derelict	++
Noise or other pollutants	Close to railway (TEST TRACK). This is well used and active but already has controls on use owing to other residential properties along its route. It is more distant from the railway that existing houses and it is considered safeguarded by the controls in place to protect those houses..	+

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	MP Line on part of site.
Water Mains	None
Sewers	None
Oil pipelines	None
Power lines	High voltage lines cross the site in three locations and one runs along part of one boundary. Low voltage runs across part of site.

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 9: access to services and 15: air quality. A potential significant negative effect was identified in relation to SA objective 6: biodiversity and geodiversity.

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	The performance of this brownfield and contaminated site will be challenging. Higher development costs compared to greenfield sites, will require additional costs to be offset against possible affordable housing contributions.

Deliverability						
Is there any infrastructure required that would impact on delivery?	Primary school expansion.					
If so, what are the requirements and associated timescales?	Done by Developer contributions.					
What are the key constraints that need to be dealt with in order to bring the site forward?	Contamination and noise.					
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?	Within the next 5 years (by 2020/21)	Yes – 60	Between 5 and 10 years (by 2026/27)	Yes - 20	Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	On part of site for 15	No permission	
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?	17/00397/OUT pending consideration currently for 80 dwellings. 14/00954/OUT granted on northern part of site for 15 dwellings.					
How long has been allowed for site preparation works?	Dependent on developer who purchases site.					
When is it expected that the first dwelling on site will be completed?	Dependent on developer who purchases site.					
What is the planned phasing of delivery?	Dependent on developer who purchases site.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Dependent on developer who purchases site.					
When is it envisaged that the affordable housing element will be delivered?	Looking for low cost starter homes as an alternative.					

MBC/030/17

Extension of site on Station Lane (former)
Old Dalby



Picture A:



Picture B:



Picture C:



Site Assessments – Old Dalby					
Site Reference	MBC/018/16				
Site Address	Longcliffe Hill House				
Settlement	Old Dalby				
Settlement Category	Service Centre				
Gross Site Area	0.26ha (reduced from 1.43ha which was originally submitted through SHLAA to limit the impact on the character of the settlement)				
Net Site Area & Reason	0.26ha				
Capacity & Calculation Formula	8 (0.26ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Chris Green - Andrew Granger & Co	Last update received	5 th August 2016	Assessment last updated	8 th February 2017

Overall Summary			
Site is adjacent to a settlement with a limited range of services. Original site area submitted had a very limited suitability for housing due to its perpendicular relationship with the existing settlement. The site area was therefore reduced to keep development limited in depth and fronting the road.			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Sustainable transport solutions and contributions to smarter choices Layout needs to address Longcliffe Hill as frontage. 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land is available	The reduced site area was assessed and the conclusion was that the site was potentially suitable	Agent confirmed that the site is deliverable and the pre-application process is being taken.	No issues raised

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	Confirmation from agent

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Potential to accommodate some 8 dwellings.	+
Relationship / connectivity with host settlement;	Edge of settlement site, immediately adjacent, current greenfield. Links into village by road and footpaths but protrudes perpendicularly into open countryside	0
Access to services and facilities (by foot (ideally 800m ³²) / bicycle (2km) or public transport.	Within 800m of all of all facilities in Old Dalby (services limited in Old Dalby)	++
Proximity to employment;	Within walking and cycling distance of employment opportunities and employment sites further afield including: 1km Old Dalby Trading Estate 1.3km Crown Business Park 3.9km Six Hills Area 5.7km Hickling Lane Employment Site 5.9km Asfordby Business Park 6.6km Holwell Industrial Area 6.6km Stanton PLC	+
Availability of public transport;	Old Dalby is on Bus Route 23 that links Melton to Nether Broughton a. It is hourly at peak times and 2 hourly through the day.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	Agricultural.	0
Access / including public footpath access;	Connects to public road on Longcliffe Hill which leads to village and offers exit to wider road network to the east	++

³² MFS indicates 800 metres can be walkable.

	<p>Footpaths cross the site and link to public road which offer access to village. Footpaths offer access to countryside (recreation).</p> <p>No reason footpath could not be incorporated into development layout.</p>																														
Major infrastructure requirements (transport schemes etc)	None required	++																													
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Old Dalby Primary School is 130m to the south east of the site. The capacity agreed is currently 147 pupils. There are currently 131 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 9 places by January 2021. The Local Education Authority have not raised Old Dalby School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of primary school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>OLD1</td> <td>28</td> <td>7</td> </tr> <tr> <td>Total</td> <td>28</td> <td>7</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1"> <thead> <tr> <th>Secondary School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton Mowbray</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> <tr> <td>Long Field Academy Melton Mowbray</td> <td>800</td> <td>546</td> <td>670</td> <td>130</td> </tr> </tbody> </table> <p>The nearest secondary education provision is 8.km to the</p>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	OLD1	28	7	Total	28	7	Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton Mowbray	1100	1145	1285	-185	Long Field Academy Melton Mowbray	800	546	670	130	+
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south east at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of secondary school places generated (0.167 per dwelling)
OLD1	28	5
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NHS Hospital Health Services:

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NHS General Practice Health Services:

Old Dalby is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs and Long Clawson Surgery which has 6,358 registered patients served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby

	<p>Surgery and the Long Clawson Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or scheduled ancient monuments on the site. 55m from the nearest listed building, Debdale Farmhouse which is located to the south west. Listed buildings in the village are all well defined and self contained. 55m outside of the Old Dalby conservation area.	++
Flooding/Drainage	All in Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site not assessed in Bio-diversity study. Potential for protected species on site (investigation would be required – assume they could be mitigated).	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	No constraints identified.	++
Landscape designation (<i>influence report – designation</i>).	Influence draft report. LCZ1 medium to high sensitivity. However part of the site (closest part to the existing road) is already developed and some small scale development might be allocated.	-

Visual Impact	The development of the area in close proximity to Longcliffe Hill as identified in the reduced area would have a limited visual impact and a scheme could be designed to limit any detrimental impact on the character of the settlement.	+
Agricultural Land classification	3b – lower quality	++
Noise or other pollutants	Adjacent to farm buildings with potential for noise and odour	-

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None – Adjacent site
Water Mains	None – adjacent one boundary
Sewers	None
Oil pipelines	None
Power lines	None – HV & LV lines adjacent two boundaries

Sustainability Appraisal Summary
<p>Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion, 10: social deprivation and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 5: landscape. The site is located in Old Dalby and has been identified as being within LCZ1: Old Dalby North in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study commissioned by the Council. LCZ1 has medium-high sensitivity to residential development due to the well-integrated and defined settlement edge, established within the valley bowl contours of the landscape as experienced within views from the LCZ. The site is not within an Area of Separation. As such a significant negative effect is recorded for this SA objective. This negative effect is uncertain given that the design of any development proposed for the site is unknown at present.</p>

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues raised

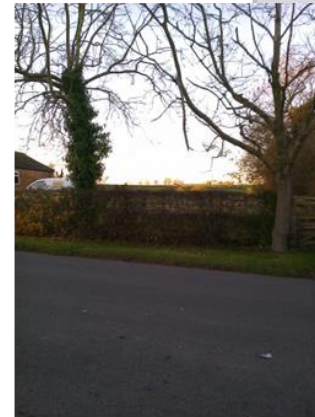
Deliverability						
Is there any infrastructure required that would impact on delivery?	None identified					
If so, what are the requirements and associated timescales?	N/A					
What are the key constraints that need to be dealt with in order to bring the site forward?	None identified					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	End of 2016 – dependent on pre-application advice					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Not identified					
What is the planned phasing of delivery?	Not identified					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

MBC/018/16

Longcliff Hill House
Old Dalby



Picture A:



Picture B:

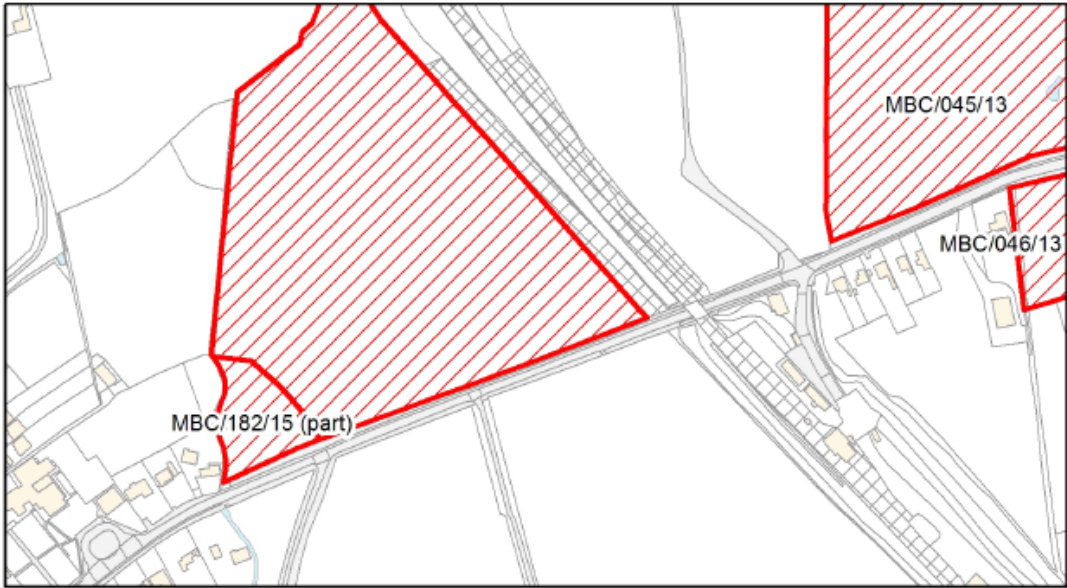


Picture C:



Picture D:



Site Assessments – Old Dalby					
Site Reference	MBC/182/15 (part)				
Site Address	Main Road				
Settlement	Old Dalby				
Settlement Category	Service Centre				
Gross Site Area	0.39ha (Reduced from 5.05ha originally submitted through SHLAA assessment to limit impact on character of settlement)				
Net Site Area & Reason	0.39ha				
Capacity & Calculation Formula	12 (0.39ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Angela Rennie - HSSP Architects	Last update received	17 th February 2017	Assessment last updated	17 th February 2017
Overall Summary					
Site is adjacent to a settlement with a limited range of services. Some concerns over visual impact however a scheme could be designed to mitigate and limit this impact, but this may mean the reduction in the site area that could be developed, limiting its contribution to housing numbers.					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Sustainable transport solutions and contributions to smarter choices • Area of site which is developable whilst limiting visual impact • Layout needs to address Main Road as frontage. 					
Headline Information					
Availability	Suitability	Deliverability	Viability		
Land is available now	Site assessment concluded that the site was potentially suitable	The agent has confirmed the land is available now and it is still intended by the landowner to develop the site	No issues raised		

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); - - (Strong negative).
Meeting identified need;	Potential to accommodate some Market and affordable houses.	+
Relationship / connectivity with host settlement;	Edge of settlement site, immediately adjacent, current greenfield. Links into village by road. Footpaths nearby but do not offer improved accessibility. Would largely destroy existing gap between Old Dalby and the railway (test track) and the feeling of separation of the village from the trading estates further east and Queenway.	+
Access to services and facilities (by foot (ideally 800m ³³) / bicycle (2km) or public transport.	Within 800m of all of all facilities in Old Dalby (services limited in Old Dalby) at closest point	++
Proximity to employment;	Within walking and cycling distance of employment opportunities and employment sites further afield including: 600m Old Dalby Trading Estate 900m Crown Business Park 4.2km Six Hills Area 5.2km Hickling Lane Employment Site 5.5km Asfordby Business Park 6.2km Holwell Industrial Area 6.2km Stanton PLC	++
Availability of public transport;	Old Dalby is on Bus Route 23 that links Melton to Nether Broughton a. It is hourly at peak times and 2 hourly through the day.	+
Brownfield land.	Greenfield	--

³³ Mfs indicates 800 metres can be walkable.

Loss of employment or other beneficial use	Agricultural.	0																													
Access / including public footpath access;	Connects to public road on Main Rd which leads to village and offers exit to wider road network to the south. Footpaths starts opposite site which offer alternative route of access to village. Footpaths offer access to countryside (recreation).	++																													
Major infrastructure requirements (transport schemes etc)	None required	++																													
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Old Dalby Primary School is 130m to the south east of the site. The capacity agreed is currently 147 pupils. There are currently 131 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 9 places by January 2021. The Local Education Authority have not raised Old Dalby School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of primary school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>OLD1</td> <td>28</td> <td>7</td> </tr> <tr> <td>Total</td> <td>28</td> <td>7</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1"> <thead> <tr> <th>Secondary School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton Mowbray</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> <tr> <td>Long Field Academy Melton Mowbray</td> <td>800</td> <td>546</td> <td>670</td> <td>130</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	OLD1	28	7	Total	28	7	Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton Mowbray	1100	1145	1285	-185	Long Field Academy Melton Mowbray	800	546	670	130	+
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The nearest secondary education provision is 8.km to the south east at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of secondary school places generated (0.167 per dwelling)
OLD1	28	5
Total	28	5

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Old Dalby is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs and Long Clawson Surgery which has 6,358 registered patients served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and the Long Clawson Surgery.

	<p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or scheduled ancient monuments on the site. 190m from the nearest listed building, Willow Cottage which is located to the south. Listed buildings in the village are all well defined and self contained. 18m outside of the Old Dalby conservation area.	++
Flooding/Drainage	All in Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site not assessed in Bio-diversity study. Potential for protected species on site (investigation would be required – assume they could be mitigated).	++
TPO / Ancient woodland;	None on the site – TPO area on opposite side of road.	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	No constraints identified.	++
Landscape designation (<i>influence report – designation</i>).	Influence draft report. LCZ1: medium to high sensitivity. It is also within the Area of Separation between Old Dalby and Old Dalby Trading Estate. However some small scale development adjacent to the already built up area might be possible.	-
Visual Impact	There would be a visual impact as the site currently separates Old Dalby from the industrial area to the east on the opposite side of the railway tracks. Any development	-

	would have to consist of a scheme that can resolve these issues, however some small scale development may be possible.	
Agricultural Land classification	3b – lower quality	++
Noise or other pollutants	Adjacent to railway (TEST TRACK). This is well used and active but already has controls on use owing to other residential properties along its route. Detailed investigation would be required – potential for mitigation possible due to size of site.	+

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – Adjacent one boundary
Sewers	None – Runs along southern boundary
Oil pipelines	None
Power lines	None

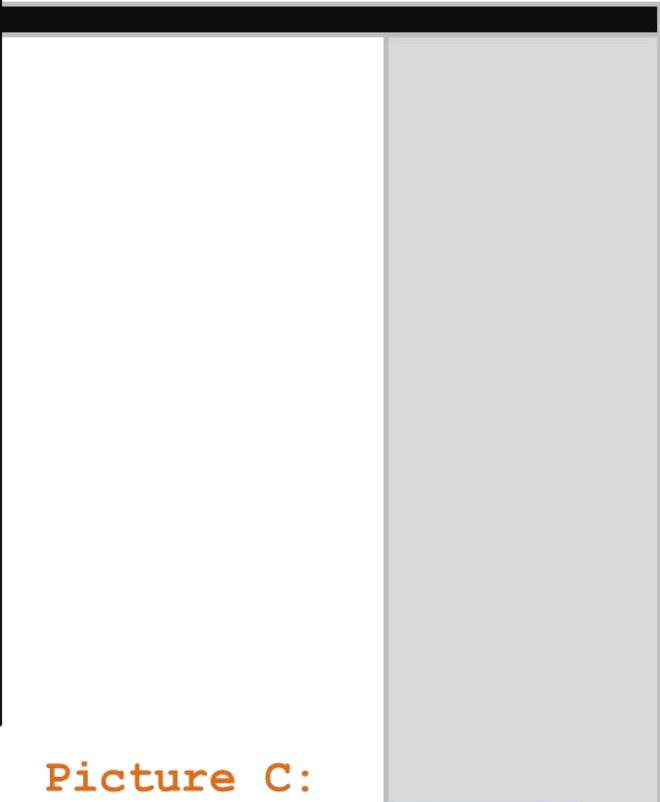
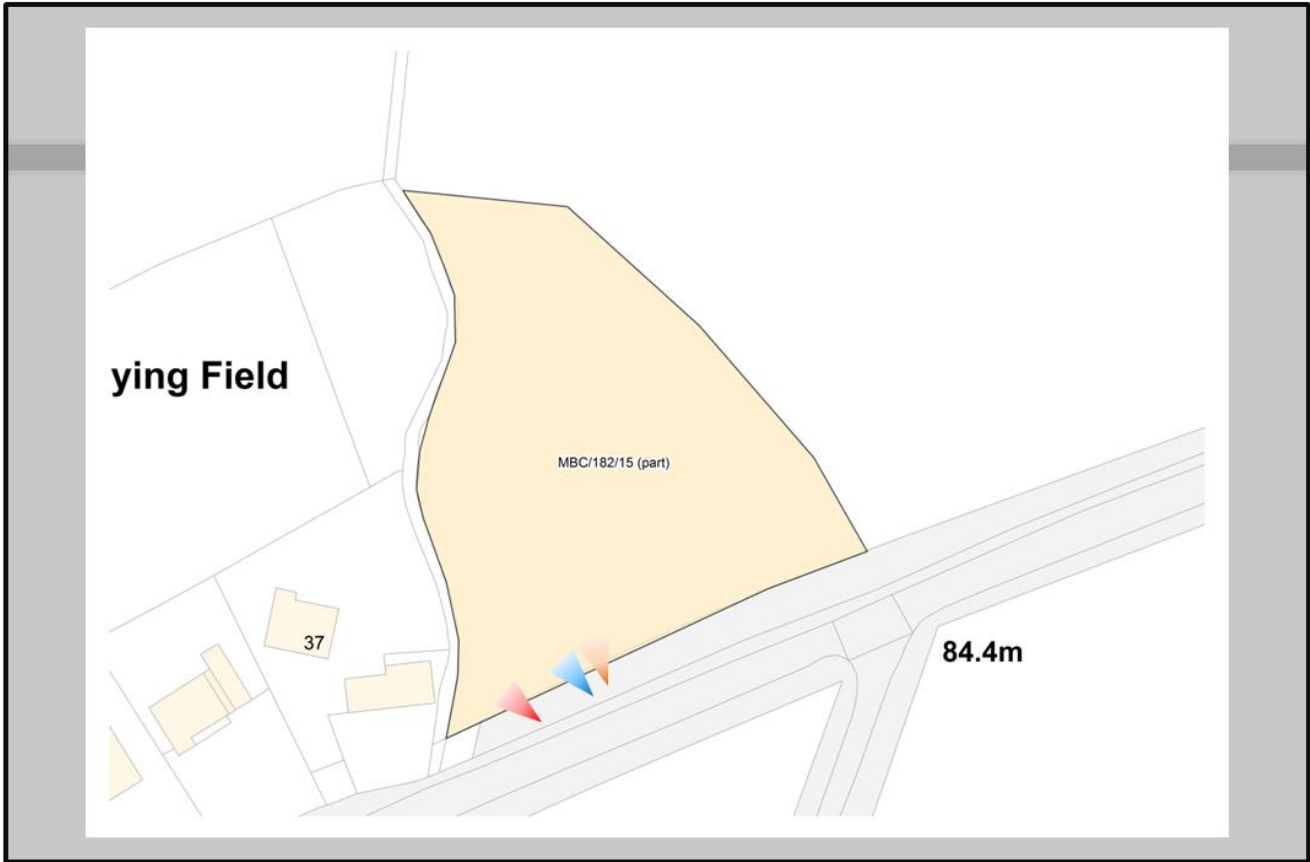
Sustainability Appraisal Summary
<p>Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion, 10: social deprivation and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objectives 5: landscape, 6: biodiversity and geodiversity and 16: climate change. The site is located in Old Dalby and has been identified as being within LCZ1: Old Dalby North in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study commissioned by the Council. LCZ1 has medium-high sensitivity to residential development due to the well-integrated and defined settlement edge, established within the valley bowl contours of the landscape as experienced within views from the LCZ. The site is not within an Area of Separation. As such a significant negative effect is recorded for this SA objective. This negative effect is uncertain given that the design of any development proposed for the site is unknown at present.</p> <p>A local wildlife site is located 527m south east of the site adjacent to Grimston Tunnel Grassland. As such the close proximity of the site to these features may result in impacts associated with habitat damage/ loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc and a significant effect is expected on this SA objection. The negative effect is recorded as uncertain given that mitigation could be incorporated and the development may allow for biodiversity enhancements, for example through the onsite provision of green infrastructure.</p> <p>The site has been assessed as being partially within flood zone 3a (15%) therefore development here could have a significant negative effect on flooding although this is uncertain. However the SFRA does not identify the types of SuDS assessed as being possibly unsuitable at this site.</p>

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues raised

Deliverability						
Is there any infrastructure required that would impact on delivery?	Not identified					
If so, what are the requirements and associated timescales?	Not identified					
What are the key constraints that need to be dealt with in order to bring the site forward?	Not identified					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	Not identified					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	Not identified					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Not identified					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	Not identified					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Not identified					
What is the planned phasing of delivery?	Not identified					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

MBC/182/15

Main Road
Old Dalby



Picture A:




Picture B:



Picture C:



Site Assessments – Old Dalby					
Site Reference	MBC/001/17				
Site Address	Land south of Station Road				
Settlement	Old Dalby				
Settlement Category	Service Centre				
Gross Site Area	3.74 ha				
Net Site Area & Reason	3.74 ha (62.5% of 3.74ha)				
Capacity & Calculation Formula	69 dwellings (2.3ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Guy Longley - Pegasus	Last update received	19/05/2017	Assessment last updated	23/05/2017
Overall Summary					
Site scores well on many of the criteria. However site is considered to have a potential adverse impact on heritage assets which would require mitigation and the site being within an area of separation may create a detrimental impact in terms of visual impact and further connecting the historic village to the employment site to the east.					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Area of separation – Visual impact • Impact on setting of heritage assets 					
Headline Information					
Availability	Suitability	Deliverability	Viability		
The land is available now.	Issues relating to the site being within an area of separation and concerns about the impact on heritage setting.	The agent acting on the site has confirmed the site can be delivered quickly and within the first five years.	No known issues.		

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); -- (Strong negative).
Meeting identified need;	More than 20 houses	++
Relationship / connectivity with host settlement;	Immediately adjacent (at the other side of the road)	+
Access to services and facilities (by foot (ideally 800m ³⁴) / bicycle (2km) or public transport.	Within 800m of settlement services	++
Proximity to employment;	Within 800m of Old Dalby Trading State	++
Availability of public transport;	Melton-Nether Broughton (2 hourly) and Melton – Bottesford (>2 hourly). Within 400m of a bus stop.	+
Brownfield land.	All greenfield	--
Loss of employment or other beneficial use	Agricultural land	0
Access / including public footpath access;	Access improvement required but deliverable (off Station Road) Highway Authority comments May 2017:	+

³⁴ Mfs indicates 800 metres can be walkable.

	<p>The site located within 1km from the local Primary School and within 800m of an infrequent bus service. Station Lane is a Class C 30mph road which leads onto Station Road which is a 40mph Class C Road. Paradise Lane is a 30mph unclassified Road which is very narrow 3-4 metres wide. If access was to be taken from Paradise Lane then widening of the carriageway would need to be investigated further. Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority. If access could be designed in accordance with the 6Cs Design Guide, then there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.</p>																									
Major infrastructure requirements (transport schemes etc)	None identified	++																								
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Old Dalby Primary School is 230m to the west of the site. The capacity agreed is currently 147 pupils. There are currently 131 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 9 places by January 2021. The Local Education Authority have not raised Old Dalby School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="736 892 1471 1040"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of primary school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>OLD1</td> <td>28</td> <td>7</td> </tr> <tr> <td>Total</td> <td>28</td> <td>7</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1" data-bbox="736 1114 1559 1391"> <thead> <tr> <th>Secondary School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton Mowbray</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	OLD1	28	7	Total	28	7	Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton Mowbray	1100	1145	1285	-185	+
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The nearest secondary education provision is 8.km to the south east at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
OLD1	28	5
Total	28	5

NHS Hospital Health Services:

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NHS Dentist Services:

	<p>A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
<p>Heritage Assets (SMs, listed buildings, CAs, archaeology);</p>	<p>To the southern boundary of the site is a grade II listed building, Willow Cottage. The site is also adjacent the western boundary of the conservation area.</p> <p>Old Dalby is a well preserved traditional village which evolved from the gradual merging of scattered farm settlements. It is located approximately 8 miles to the west of Melton Mowbray at the south western end of the Vale of Belvoir. The part of Old Dalby that is within the conservation area boundary displays a mixture of development pattern. Predominantly linear where rows of properties line the roadsides and village green whilst others are more randomly located within their own grounds, dispersing that linear character to a degree.</p> <p>Paradise Lane, located adjacent to the site, is a narrow tranquil lane that defines the south east boundary of both village and conservation area. The lines of mature trees along the lane, whose canopies overhang the highway in a 'tunnel' effect, form a feature which establishes a sense of enclosure and seclusion to this part of the settlement. Various hedgerows and verges add further to the greenery. A small brook also runs alongside the lane for part of its length, the sound of trickling water reinforcing the tranquillity. Only one property is situated on the east side, namely Willow Cottage, a grade II listed building, dating from 1830, that sits close to the highway in its own grounds but screened by a tall boundary hedge. Those properties on the west side are all set back and display a selection of ages, styles and materials. The white painted buildings, Twin Trees and Old</p>	<p>-</p>

	<p>Dalby Cottage contrasting with the red brick properties.</p> <p>Conservation notices from mapping data that previous allocation sites and the current MBC/004/17 have been proposed to the north and west of the Old Dalby conservation area. This is a more appropriate location for new development as it is screened by an existing late C20 housing estate, and would not impact on the character of the CA. However, the allocation to the parcel of land adjoining Paradise Lane is considered to significantly impact on the legibility and character of the conservation area, and the setting of Willow Cottage, a Grade II listed building. As mentioned above, Paradise Lane is highly influential in defining the boundary of the conservation area, with properties located on the west side of the road set back considerably within their plots, thereby maintaining the bucolic setting, with the mature line of trees and their canopy of branches, the babbling brook affecting a sense of enclosure and seclusion.</p> <p>New development on the opposing side of Paradise Lane will immediately vanquish this highly desirable boundary of the conservation area, which has already lost its legibility to insensitive development to the north. Views both from / to the conservation area from the east along Station Road will be partially lost. The only way this could be mitigated is if the site was divided between open green space at the side closest to Paradise Lane, with housing restricted to the eastern side of the plot, although this may not satisfy the stated density requirements.</p>	
Flooding/Drainage	<p>Proximity to Flood Zone 3b</p> <p>EA comments May 2017: No environmental constraints applicable, site acceptable for development.</p>	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No bio-diversity issues on site or off site implications	++
TPO / Ancient woodland;	No TPOs/Ancient Woodlands affected	++
Historic Park;	No part of the site adversely affects an HP	++
Technical constraints (contamination / land stability);	No technical constraints identified	++
Landscape designation (<i>influence report –</i>	Medium-high	-

<i>designation</i>).		
Visual Impact	The site is within the Area of Separation and therefore the visual impacts of this site on the settlement and character need further assessment.	0
Agricultural Land classification	3b. No BMV on site	++
Noise or other pollutants	No noise/pollution data available	0

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	Adjacent part of western boundary
Water Mains	Adjacent
Sewers	Adjacent
Oil pipelines	None
Power lines	High Voltage Line adjacent southern boundary

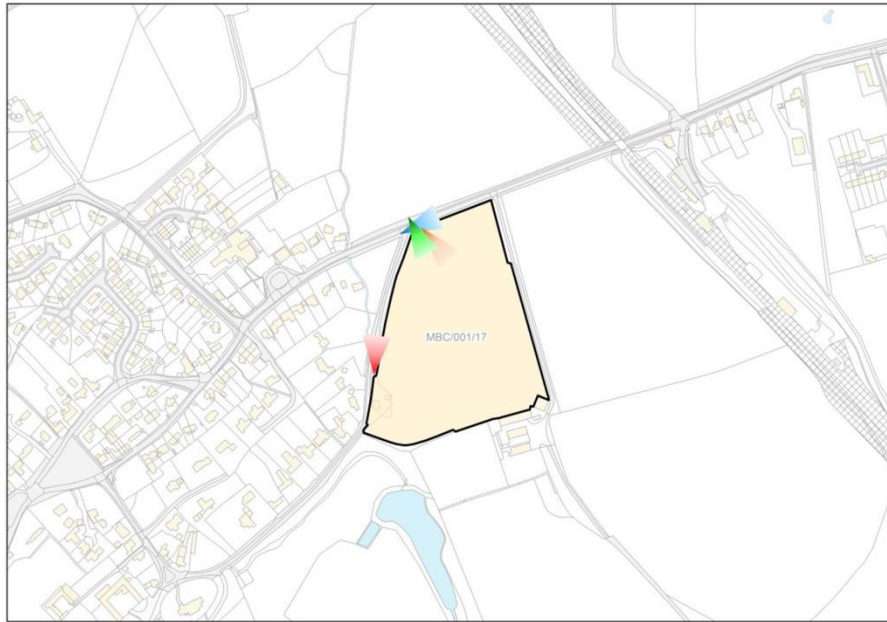
Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2:education, 9: access to services, 15: air quality and potentially social and economic inclusion. A potential significant negative effect was identified in relation to SA objective 6: biodiversity and geodiversity and 7: cultural heritage.

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	Children's open space requirement					
If so, what are the requirements and associated timescales?	Part of site works					
What are the key constraints that need to be dealt with in order to bring the site forward?	Landscape and area of separation					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	Yes – through the masterplanning of the site					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	Yes – landscaping scheme					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes – a chartered surveyor has been instructed by the landowner to seek developer interest and explore options fully.					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Late 2017 if principle of development of the site is accepted.					
How long has been allowed for site preparation works?	6 months					
When is it expected that the first dwelling on site will be completed?	Spring 2019					
What is the planned phasing of delivery?	Build out will take 1-2 years depending on number of dwellings, assumed build rate of 40 per annum.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Dependent on progression of the Local Plan.					
When is it envisaged that the affordable housing element will be delivered?	First stages of build.					

MBC/001/17

Land south of Station Road
Old Dalby



Picture A:



Picture B:




Picture C:



Picture D:



Site Assessments – Old Dalby					
Site Reference	MBC/004/17				
Site Address	Land west of Longcliff House				
Settlement	Old Dalby				
Settlement Category	Service Centre				
Gross Site Area	1.05ha				
Net Site Area & Reason	0.87ha (82.5% of 1.05ha)				
Capacity & Calculation Formula	26 (0.87ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Maurice Fairhurst	Last update received	12/05/2017	Assessment last updated	16/05/2017
Overall Summary					
<p>The site is located on the opposite side of the road to the core of the village, however there is built form adjacent to the east. With a sensitively designed scheme, the visual impact and impact on heritage assets could be mitigated. The site does not rank as well as others in Old Dalby and therefore it is not identified as an allocation</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Impact on surrounding heritage assets • Visual impact • School capacity 					
Headline Information					
Availability	Suitability	Deliverability	Viability		
The land is available now.	The site assessment concludes that the site is potentially suitable.	The site is deliverable and subject to support from the LPA the landowner will submit an application. No known constraints and can be built out quickly.	No known issues.		

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative).
Meeting identified need;	More than 20 dwellings	++
Relationship / connectivity with host settlement;	Immediately adjacent	+
Access to services and facilities (by foot (ideally 800m ³⁵) / bicycle (2km) or public transport.	Within 800m of settlement services	++
Proximity to employment;	Within 2km of Old Dalby Trading State	+
Availability of public transport;	Melton-Nether Broughton (2 hourly) and Melton – Bottesford (>2 hourly). More than 400m from a bus stop.	0
Brownfield land.	All greenfield	--
Loss of employment or other beneficial use	Agricultural land	0
Access / including public footpath access;	Access improvement required but deliverable off Longcliff Hill Highway Authority comments May 2017: The site located within 1km from the local Primary School and within 800m of an infrequent bus service. A public right of way runs to the East of the site and any alteration/diversions would need to be discussed with the Safe & Sustainable Travel Team. Longcliff Hill is an unclassified road subject to a 30mph to 60mph speed limit along the site frontage. Access may be achieved from Longcliff Hill if a safe and suitable access can be designed in accordance with the 6Cs Design Guide. Suitable site access with visibility splays and tracking would	+

³⁵ Mfs indicates 800 metres can be walkable.

	<p>need to be submitted on application and agreed with Highway Authority. If access could be designed in accordance with the 6Cs Design Guide, then there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.</p>																														
Major infrastructure requirements (transport schemes etc)	None identified	++																													
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Old Dalby Primary School is 294m to the east of the site. The capacity agreed is currently 147 pupils. There are currently 131 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 9 places by January 2021. The Local Education Authority have not raised Old Dalby School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of primary school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>OLD1</td> <td>28</td> <td>7</td> </tr> <tr> <td>Total</td> <td>28</td> <td>7</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1"> <thead> <tr> <th>Secondary School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton Mowbray</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> <tr> <td>Long Field Academy Melton Mowbray</td> <td>800</td> <td>546</td> <td>670</td> <td>130</td> </tr> </tbody> </table> <p>The nearest secondary education provision is 8.km to the south east at John Ferneley College and Long Field Academy in Melton Mowbray. It</p>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	OLD1	28	7	Total	28	7	Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton Mowbray	1100	1145	1285	-185	Long Field Academy Melton Mowbray	800	546	670	130	+
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Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
OLD1	28	5
Total	28	5

NHS Hospital Health Services:

St Mary’s Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary’s Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Old Dalby is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs and Long Clawson Surgery which has 6,358 registered patients served by 8 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery and the Long Clawson Surgery.

NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a

	<p>year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>Site is on opposite side of the road to the conservation area, located 45m from the boundary. The nearest listed building is 40m to the south, Debdale Hill Farmhouse which is grade II. Intervening built form and separation limit the impact and a scheme could be designed to limit the impact on heritage assets.</p>	+
Flooding/Drainage	<p>Sewerage improvements required. None in flood zone 3 EA comments May 2017: No environmental constraints applicable, site acceptable for development.</p>	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	<p>Opposite to recorded protected species. Will require assessment and possible mitigation.</p>	+
TPO / Ancient woodland;	<p>No TPOs/Ancient Woodland affected</p>	++
Historic Park;	<p>No part of the site adversely affects an HP</p>	++
Technical constraints (contamination / land stability);	<p>No technical constraints identified</p>	++
Landscape designation (<i>influence report – designation</i>).	<p><i>Medium-high</i></p>	-
Visual Impact	<p>Visual impacts acceptable with mitigation</p>	+
Agricultural Land classification	<p>3b No BMV on site</p>	++
Noise or other pollutants	<p>No noise/pollution data available</p>	0

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	Low pressure mains along opposite side of road
Water Mains	Adjacent
Sewers	None
Oil pipelines	None
Power lines	High Voltage Line runs along part of southern boundary

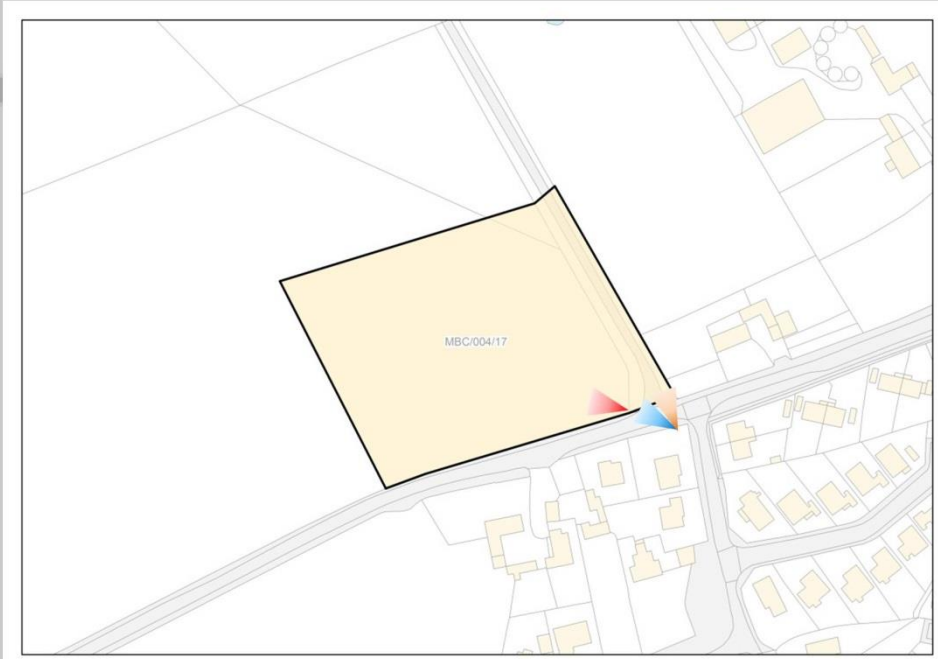
Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2:education, 9: access to services, 15: air quality and potentially 10: social and economic inclusion. A potential significant negative effect was identified in relation to SA objective 6: biodiversity and geodiversity.

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	A private or adopted service road and drainage scheme					
If so, what are the requirements and associated timescales?	Part of site works					
What are the key constraints that need to be dealt with in order to bring the site forward?	No physical constraints					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Dependent on support of Planning Authority.					
How long has been allowed for site preparation works?	Few ground preparation works will be required. We consider they would be completed within a few days.					
When is it expected that the first dwelling on site will be completed?	12 months following receipt of planning permission					
What is the planned phasing of delivery?	Depends on the detailed permission obtained and demand for the approved designs.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	If required, this would be provided during the construction of the approved development.					

MBC/004/17

Land west of Longcliff House
Old Dalby



Picture A:



Picture B:

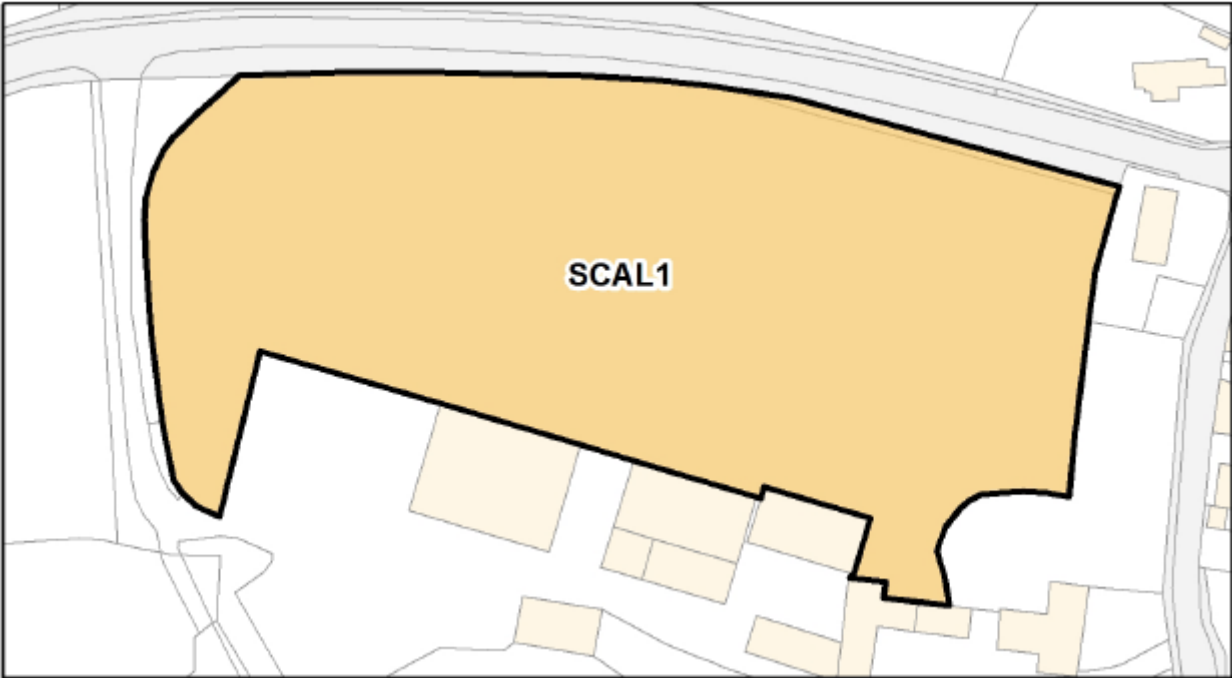


Picture C:



Scalford – Update to Site Assessments and Ranking

Updated Rank May 2017	Initial Rank September 2016	Address	Initial Reference	Updated Allocation Reference May 2017	Initial Allocation Reference September 2016	Updated Capacity May 2017	Initial Capacity September 2016	Score from Assessment Update	Summary of Assessment Update
1	Not assessed – new site submitted through SHLAA 2017	Land south of Melton Road	MBC/018/17	SCAL1	Not allocated	23	Not assessed	26	The site is a flat area of land which is bounded by existing built form to the south and east. Good access from Melton Road will be achievable. Site is considered suitable, available, viable and deliverable.

Site Assessments – Scalford					
Site Reference	SCAL1 (MBC/018/17)				
Site Address	Land south of Melton Road				
Settlement	Scalford				
Settlement Category	Service Centre				
Gross Site Area	0.93 ha				
Net Site Area & Reason	0.77ha (82.5% of 0.93 ha)				
Capacity & Calculation Formula	23 (0.77ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Emily Barnacle - Shoulers	Last update received	16/05/2017	Assessment last updated	16/05/2017

Overall Summary			
The site is a flat area of land which is bounded by existing built form to the south and east. Good access from Melton Road will be achievable. Site is considered suitable, available, viable and deliverable.			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Setting of conservation area 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available beyond 5 years from now.	Site assessment concludes that site is potentially suitable for development.	No details about timescales provided about deliverability other than it being beyond 5 years.	No issues raised.

Availability	
Is the land available for development now?	No
If the site is not available now, when will it become available?	Beyond 5 years
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	SHLAA submission form

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative).
Meeting identified need;	More than 20 houses (23)	++
Relationship / connectivity with host settlement;	Immediately adjacent settlement	+
Access to services and facilities (by foot (ideally 800m ³⁶) / bicycle (2km) or public transport.	Within 800m of settlement services	++
Proximity to employment;	6.6 km to Saxby Road area (MM) 7.4km to MasterFoods HQ (Waltham)	-
Availability of public transport;	Every 2h (Stathern – Melton) and within 400m of a bus stop	+
Brownfield land.	All greenfield	--
Loss of employment or other beneficial use	Agricultural land uses no longer required	0
Access / including public footpath access;	Access improvement required but deliverable Highway Authority comments May 2017: The site located within 1km from the local Primary School and within 800m of a bus service. Melton Road is a class C road and changes from a 30mph to 60mph speed limit along the frontage of the site. Suitable site access with visibility splays	+

³⁶ Mfs indicates 800 metres can be walkable.

	<p>and tracking would need to be submitted on application and agreed with Highway Authority. If access could be designed in accordance with the 6Cs Design Guide, then there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.</p>																				
<p>Major infrastructure requirements (transport schemes etc)</p>	<p>None identified</p>	<p>++</p>																			
<p>Infrastructure capacity (schools / GPs / etc);</p>	<p>Primary Education: The agreed capacity at Scalford Primary School is 77 pupils. There is currently capacity for 8 spaces (Jan 2017), and the school is forecasted to have 12 spaces by Jan 2021.</p> <table border="1" data-bbox="734 639 1377 826"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of primary school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>SCAL1</td> <td>23</td> <td>5</td> </tr> <tr> <td>Total</td> <td>23</td> <td>5</td> </tr> </tbody> </table> <p>Secondary Education: The nearest secondary education provision is 4km to the south of the site at John Ferneley College. Students would catch the bus to school from this location. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.</p> <table border="1" data-bbox="734 1150 1424 1401"> <thead> <tr> <th>Secondary School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	SCAL1	23	5	Total	23	5	Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School	650	543	595	55	<p>++</p>
Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)																			
SCAL1	23	5																			
Total	23	5																			
Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021																	
Belvoir High School	650	543	595	55																	

Bottesford				
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

Ref	Site Capacity	No. of secondary school places generated (0.167 per dwelling)
SCAL1	23	4
Total	23	4

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Scalford is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This

	<p>suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017.</p> <p>At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
<p>Heritage Assets (SMs, listed buildings, CAs, archaeology);</p>	<p>Adjacent (and a small part of the site within) the Conservation Area. Nearest listed property to the site is Stoneleigh which is grade II listed, located 138m to the south east of the site. The intervening built form and separation distances mean that there will be limited impact on listed buildings. A scheme could be designed to limit the impact on the conservation area.</p> <p>Scalford is situated on a prominent slope on an important 'C' road which connects Melton Mowbray, 5 miles to the south, with villages in the Vale of Belvoir. The conservation area boundary encompasses the entire built up area of the village and is centred on the elevated Church of St Egelwin which is a prominent landmark and visible from several vantage points on the approach roads to the village, and the spire will be clearly</p>	<p>+</p>

visible from / to the site. The Southern part of the village is generally older and the narrow streets around the Church contain many buildings constructed in local ironstone which are situated close to the road giving the village an intimate and contained feel and hence the built form is typified by buildings clustered around the Church.

The varied roofscapes and chimneys in the village are a strong feature as are boundary walls which are widespread throughout. On the north side of Church Street, on the approach to King Street and the site, the Old Rectory wall starts, built in stone with a Bottesford Blue pantile capping adding to the character of the street. This part of Church Street is particularly well treed with the overhanging canopies creating a particularly tranquil feel. There is a clear break with the conservation area as Church Street turns into King Street, with the site set above the road on higher ground. To the south of the allocation site is a modern farm development with a series of unsympathetic outbuildings and pole barns. However to the south of this farm is one of the best preserved series of ridge and furrow field systems within the Borough of Melton, and demonstrates the importance of agriculture to the history of the village. East of the site within the conservation area, on South Street, there is a range of red brick late C19 terraced properties and a detached earlier C19 farmhouse, as well as the heritage asset with its setting most at risk, the Grade II listed Stoneleigh.

Development upon the allocation site is considered to have less than substantial impact on the conservation area, with the greatest impact determined as to the setting of Stoneleigh and the loss of views into the conservation area on the approach to the village from King Street. This could be mitigated by landscaping the green space within the site in linear formation along the boundary edge to King Street to ensure site lines towards the conservation area are not diminished.

	Furthermore the relationship between the site and the conservation area is close, and there will be an immediate transition from newbuild housing to the traditional C18 and C19 fabric of the conservation area. Therefore if the site is to be allocated it would require high quality, well considered design, to lessen the severity of transition between new and old.	
Flooding/Drainage	None in flood zone 3 EA comments May 2017: No environmental constraints applicable, site acceptable for development.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No bio-diversity issues on site or off site implications	++
TPO / Ancient woodland;	No TPOs/Ancient Woodland affected	++
Historic Park;	No part of the site adversely affects an HP	++
Technical constraints (contamination / land stability);	No technical constraints identified	++
Landscape designation (<i>influence report – designation</i>).	<i>Medium</i>	0
Visual Impact	Flat site with neighbouring residential properties and storage buildings. Visual impacts acceptable with mitigation	+
Agricultural Land classification	3b. No BMV on site	++
Noise or other pollutants	No noise/pollution data available	0

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	Adjacent
Sewers	Adjacent at one point
Oil pipelines	None
Power lines	High Voltage line adjacent

Sustainability Appraisal Summary

Potential significant positive effects were identified for this site in relation to SA objectives 2:education, 9: access to services, 15: air quality and potentially 10: social and economic inclusion. A potential significant negative effect was identified in relation to SA objective 6: biodiversity and geodiversity.

Viability

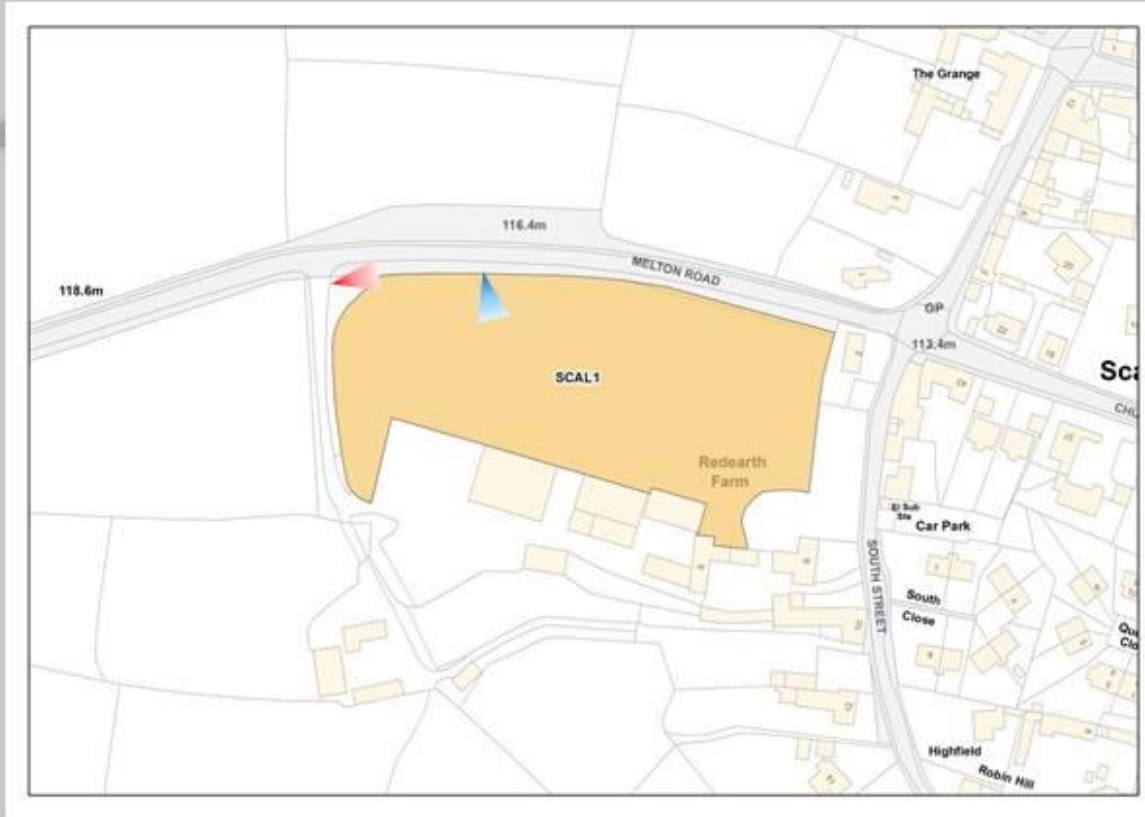
Are there any known factors that impact on the viability of bringing the site forward?

No issues raised.

Deliverability						
Is there any infrastructure required that would impact on delivery?	None aware of.					
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?	None aware of.					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
Is there agreement with the landowner/s that the site is available and deliverable?	No formal agreement but promoting site through SHLAA					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)		Between 5 and 10 years (by 2026/27)	Possibly	Beyond 10 years (after 2027/28)	Possibly
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Not identified.					
How long has been allowed for site preparation works?	Not identified.					
When is it expected that the first dwelling on site will be completed?	Not identified.					
What is the planned phasing of delivery?	Not identified.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified.					
When is it envisaged that the affordable housing element will be delivered?	Not identified.					

SCAL1

Land south of Melton Road
Scalford



Picture A:



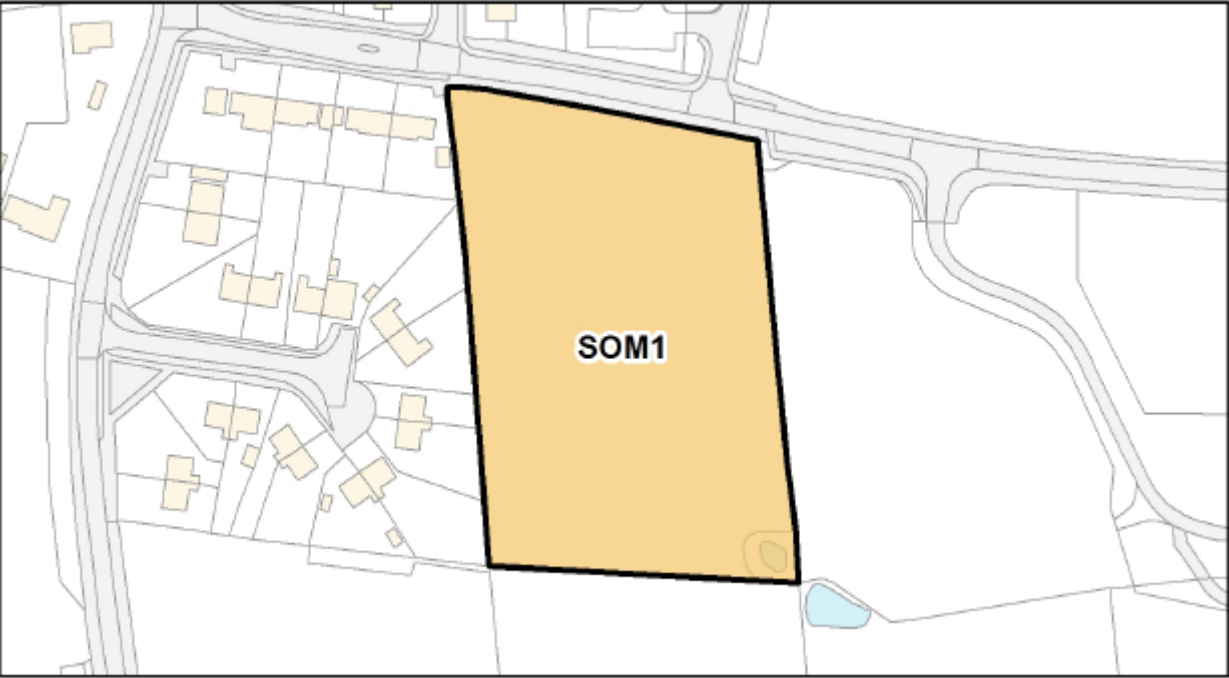
Picture B:



Somerby – Update to Site Assessments and Ranking

Updated Rank May 2017	Initial Rank September 2016	Address	Initial Reference	Updated Allocation Reference May 2017	Initial Allocation Reference September 2016	Updated Capacity May 2017	Initial Capacity September 2016	Score from Assessment Update	Summary of Assessment Update
1	1	Football field at Somerby	MBC/146/14	SOM1	SOM1	27	27	23	The number of units is sensible. Initial constraint was the capacity of the Primary School however through consultation with the Education Authority it has been identified that capacity can be increased with contributions. Flooding and biodiversity surveys have been prepared as part of the planning application process and mitigation may be required.
2	2	Land off High Street	MBC/023/16	SOM2	SOM2	42	42	22	The potential number of units for this site may be of considerable scale for Somerby however the retention or relocation of the existing play area will need to be taken into account. The landowner is aware of this and is preparing a masterplan for the site with the retention of the play area in mind. The site is adjacent to the primary school and there may be land to extend the school facilities. Initial constraint was the capacity of the Primary School however through consultation with the Education Authority it has been identified that capacity can be increased with contributions.
3	3	Land off Burrough Road	MBC/048/13	SOM3 Reserve	SOM3 Reserve	33	33	21	The number of units and location is reasonable. Initial constraint was the capacity of the Primary School however through consultation with the Education Authority it has been identified that capacity can be increased with contributions. Visual

									impact mitigation measures will be required and drainage mitigation may also be required.
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Site Assessments - Somerby					
Site Reference	SOM1 (MBC/146/14)				
Site Address	Football field, Oakham Road				
Settlement	Somerby				
Settlement Category	Service Centre				
Gross Site Area	1.08ha				
Net Site Area & Reason	0.89ha (82.5% of 1.08ha)				
Capacity & Calculation Formula	27 (0.89ha @ 30dph)				
Planning History	16/00100/OUT for 32 dwellings pending consideration. 04/00921/FUL for doctors surgery and parking was approved in 2005. This is however sited on the opposite side of the road.				
Land Owner/ Agent providing update	Tom Hazelton	Last update received	13 th February 2017	Assessment last updated	13 th February 2017

Overall Summary			
<p>The size of the settlement makes it quite sensitive to the number of units that can be allocated. The number of units for this development is sensible; however an increase of the Primary School capacity would be required. The Education Authority have been consulted throughout this process and have identified that there is a solution for increasing the capacity at the school with contributions. Flooding and Biodiversity surveys and mitigation measures (if required) would need to be supportive with the site.</p>			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> School capacity - contributions Flooding and biodiversity 			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site is suitable.	Housebuilder has confirmed that delivery will be within five years with development completing by 2019 .	No issues raised.

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	More than 20 units	++
Relationship / connectivity with host settlement;	The site is well connected to the rest of the village. Possibility of a mirror development of Firdale, adjacent. Extension of the current built up area, built form is located directly opposite the site and adjacent to the west.	+
Access to services and facilities (by foot (ideally 800m ³⁷) / bicycle (2km) or public transport.	The primary school is at approximately 650m from the site and the convenience shop/post office is at approximately 500m. The GP is opposite the development on Oakham Road.	++
Proximity to employment;	Within the following distances of employment opportunities: 3.2km Burrough Court 4.2km John O Gaunt Industrial Estate 5.6km Melton Airfield	0
Availability of public transport;	Service 113 Centrebus (Melton-Oakham). 1-2 hourly. No services during the evenings and Sundays and Bank Holidays.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	Unused football field and farmland.	0
Access / including public footpath access;	Off Oakham Road (secondary main road), is a straight road with especially good visual range to the right where vehicles will approach to the entrance of the village. Highway Authority Response on 16/00100/OUT: The Local Highway Authority advice is that, in its view the	++

³⁷ Mfs indicates 800 metres can be walkable.

	residual cumulative impacts of development are not considered severe in accordance with Paragraph 32 of the NPPF.																																	
Major infrastructure requirements (transport schemes etc)	Not aware of any	++																																
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Somerby Primary School is 520m to the west of the site. The capacity agreed is currently 49 pupils. There are currently 38 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 18 places by January 2021. The Education Authority has been consulted throughout this process and have identified that there is a solution for increasing the capacity at the school with contributions.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>SOM1</td> <td>27</td> <td>6</td> </tr> <tr> <td>SOM2</td> <td>42</td> <td>10</td> </tr> <tr> <td>Total</td> <td>69</td> <td>16</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1"> <thead> <tr> <th>School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton Mowbray</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> <tr> <td>Long Field Academy Melton Mowbray</td> <td>800</td> <td>546</td> <td>670</td> <td>130</td> </tr> </tbody> </table> <p>The nearest secondary education provision is 8.7km to the north west at John Ferneley College and Long Field Academy in Melton</p>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	SOM1	27	6	SOM2	42	10	Total	69	16	School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton Mowbray	1100	1145	1285	-185	Long Field Academy Melton Mowbray	800	546	670	130	-
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Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
SOM1	27	5
SOM2	42	7
Total	69	12

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Somerby is covered by Market Overton and Somerby Surgeries which have 3,721 registered patients who are served by 9 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Market Overton and Somerby Surgeries.

NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide

	urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1 st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	The site is located outside and 86m away from the boundary of Somerby conservation area. The nearest listed building, Somerby House is located 262m to the north west. The separation distance and location of the site means that there will not be a significant impact on heritage assets.	++
Flooding/Drainage	Small flooding and drainage issues at the north of the proposed area, but not in zone 3	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Site of moderate ecological value. Trees with bats roosts potentially and ponds with Great Crested Newt records.	-
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ 4 with medium landscape sensitivity to residential development. <i>There is potential for development of this simple, enclosed landscape in proximity to the existing settlement. However, ridge and furrow field systems are again evident and limit the potential for residential development.</i>	0
Visual Impact	The site is well contained by the current built up area and enclosed by the landscape	++
Agricultural Land classification	3a – good quality	-
Noise or other pollutants	Not that we are aware of	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – adjacent one boundary
Sewers	None
Oil pipelines	None
Power lines	Line (HV) crosses the site

Sustainability Appraisal Summary

Potential significant positive effects were identified for this site in relation to SA objectives 9: social inclusion, 14: health and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 8: efficient use of land and resources. The site is located on greenfield land which is classified as grade 3 agricultural land. The loss of land for agricultural use will be considered through the planning application process.

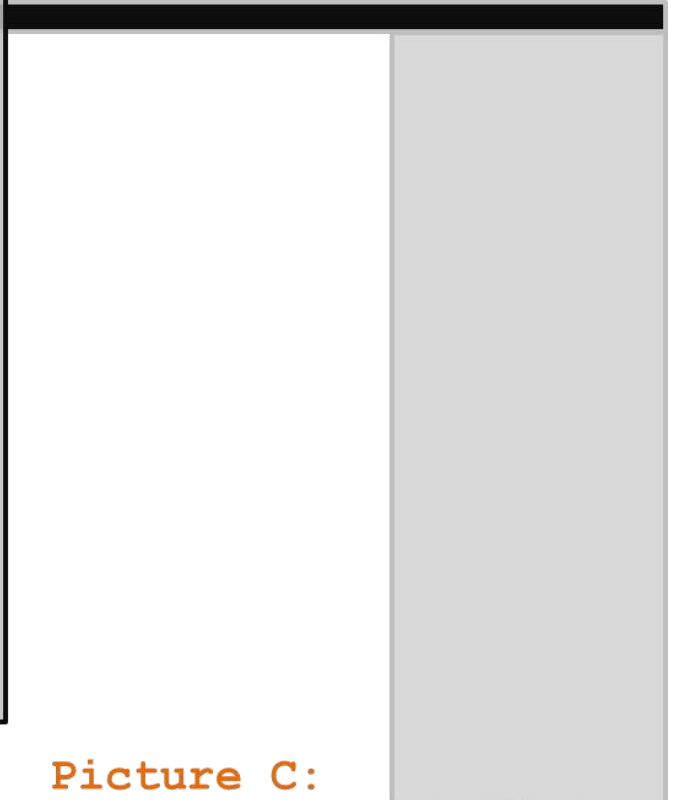
Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues raised.

Deliverability						
Is there any infrastructure required that would impact on delivery?	Not identified					
If so, what are the requirements and associated timescales?	Not identified					
What are the key constraints that need to be dealt with in order to bring the site forward?	Not identified					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	Not identified					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	Not identified					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	16/00100/OUT for 32 dwellings pending	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Not identified					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	Start building in 2017					
When is it expected that the first dwelling on site will be completed?	Complete all dwellings by 2019					
What is the planned phasing of delivery?	One phase					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	Not identified					



SOM1

Football field
Somerby



Picture A:

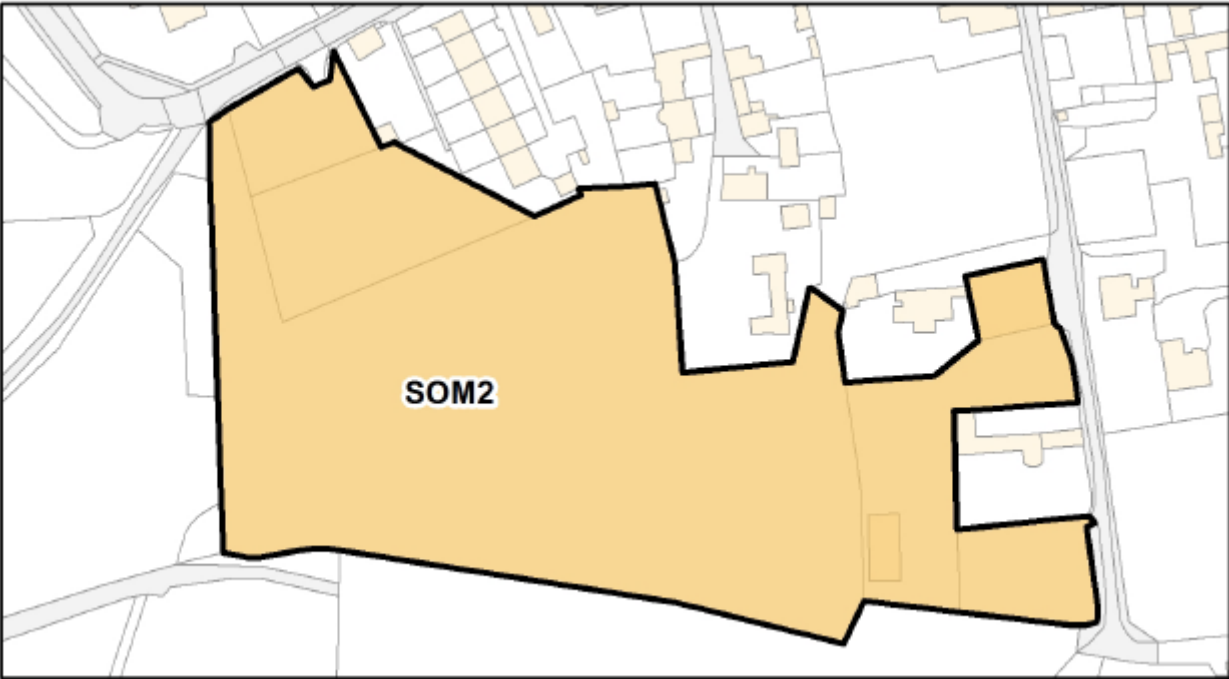


Picture B:



Picture C:



Site Assessments - Somerby					
Site Reference	SOM2 (MBC/023/16)				
Site Address	Land off High Street				
Settlement	Somerby				
Settlement Category	Service Centre				
Gross Site Area	2.22ha				
Net Site Area & Reason	1.39ha (62.5% of 2.22ha)				
Capacity & Calculation Formula	42 (1.39ha @ 30dph)				
Planning History	99/00175/COU Recreation area for children (extension to existing play area) to enable 5 aside football approved 20/05/1999 in north western corner of site				
Land Owner/ Agent providing update	Guy Greaves	Last update received	15 th December 2017	Assessment last updated	30 th January 2017
Overall Summary					
<p>The site is well contained in the existing settlement with woodland to the west and existing built form to the north and east which limit visual impact. Sensitive design and layout would be required in order to limit any detrimental impact on the Somerby conservation area. The existing children's play area on the site would need to be retained or provided for on an appropriate site in Somerby. The agent has provided information on how this can be achieved. In conclusion, the site is suitable for development providing the issues of the play area, sensitive design and layout. The Education Authority has been consulted throughout this process and have identified that there is a solution for increasing the capacity at the school with contributions.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Retention/ relocation of children's play area • Design and layout in relation to Somerby conservation area • School capacity – contribution • Archaeology 					

Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site is suitable for development, providing the play area is either retained or provided elsewhere in an appropriate place in the settlement	Agent is looking to submit planning application by December 2017. 12 months is allowed for site preparation works and a further 6 months to deliver the first dwelling	No known issues

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative).
Meeting identified need;	More than 20 units	++
Relationship / connectivity with host settlement;	Well connected to the rest of the village. It would be an extension of the current built up area. Part of site contains children’s play area which would need to be retained or provided for in an alternative and appropriate site for Somerby.	+
Access to services and facilities (by foot (ideally 800m ³⁸) / bicycle (2km) or public transport.	The nearest point of the development is situated approximately 300m from the convenience shop and post office. It is within 300m of the Primary School. The GP is situated approximately 800m from the site.	++
Proximity to employment;	Within the following distances of employment opportunities: 2.6km Burrough Court 3.6km John O Gaunt Industrial Estate 5.3km Melton Airfield	0

³⁸ Mfs indicates 800 metres can be walkable.

Availability of public transport;	Service 113 Centrebus (Melton-Oakham). 1-2 hourly. No services during the evenings and Sundays and Bank Holidays.	+												
Brownfield land.	Part of the site has an existing building however most of the site is a Greenfield	-												
Loss of employment or other beneficial use	Some Farmland	0												
Access / including public footpath access;	<p>There are two access points: one off Manor Lane, too narrow for this development and one off High Street, using an existing recreational area.</p> <p>This recreational area would need to be relocated as part of the new development allowing the access at this point.</p> <p>Highway Authority Response December 2016:</p> <p>The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p> <p>Concept proposal and supporting information would be required (>25dw) on submission of application.</p>	+												
Major infrastructure requirements (transport schemes etc)	Not aware of any.	++												
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Somerby Primary School is 100m to the north of the site. The capacity agreed is currently 49 pupils. There are currently 38 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 18 places by January 2021. The Education Authority has been consulted throughout this process and have identified that there is a solution for increasing the capacity at the school with contributions.</p> <table border="1" data-bbox="734 1145 1509 1334"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>SOM1</td> <td>27</td> <td>6</td> </tr> <tr> <td>SOM2</td> <td>42</td> <td>10</td> </tr> <tr> <td>Total</td> <td>69</td> <td>16</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	SOM1	27	6	SOM2	42	10	Total	69	16	-
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Secondary Education:

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 8.7km to the north west at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
SOM1	27	5
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Total	69	12

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market

	<p>Harborough District Hospital, and Rutland Memorial Hospital.</p> <p>NHS General Practice Health Services: Sommerby is covered by Market Overton and Sommerby Surgeries which have 3,721 registered patients who are served by 9 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Market Overton and Sommerby Surgeries.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>A small area to the north eastern corner of the site is within the Sommerby conservation area with the northern site boundary abutting the conservation area at four additional locations. The nearest listed building to the site, The Stilton Cheese is located 77m to the north. Sensitive design and layout could mitigate any potential detrimental impacts on heritage assets.</p> <p>LCC Archaeology Comments 21st February 2017: Land off High Street, Sommerby: The centre and east of the development area lies within the historic settlement core of Sommerby (MLE8617) and contains substantial and well preserved</p>	-

	earthworks remains of the former medieval and post-medieval village (MLE22781). The western third of the development area includes a section of surviving former ridge and furrow earthworks providing clear evidence of the extent of the former village and the associate agricultural land use. The survival of earthwork remains indicates a high probability of significant associated buried archaeological remains. Loss of the earthworks will impact upon the setting and significance of the conservation area, which abuts the site along its northern and eastern boundaries.	
Flooding/Drainage	No flooding issues	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No constraints	++
TPO / Ancient woodland;	It is adjacent to a TPO area (05/00130/TPOMBC) along the western boundary of the site.	+
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LGS (rate 2) in the North-western corner (recreation ground): Not integral to character but important community / recreation resource. Most of the site is LCZ 4 with medium landscape sensitivity to residential development. <i>There is potential for development of this simple, enclosed landscape in proximity to the existing settlement. However, ridge and furrow field systems are again evident and limit the potential for residential development.</i>	0
Visual Impact	The site is well contained. The established woodland to the west and the existing built up area to the east and north would help to mitigate the visual impact.	++
Agricultural Land classification	3a (good quality agricultural land)	-
Noise or other pollutants	Not aware of	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None
Sewers	None
Oil pipelines	None
Power lines	None – Line (HV) Adjacent

Sustainability Appraisal Summary

Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion, 14: health and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 8: efficient use of land and resources. The site is located on greenfield land which is classified as grade 3 agricultural land. The loss of land for agricultural use will be considered through the planning application process.

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	Internal road system					
If so, what are the requirements and associated timescales?	Built as part of the development					
What are the key constraints that need to be dealt with in order to bring the site forward?	Children's play area					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	No – Agent has considered this issue and has provided illustrative information on how the play area can be provided for within the site.					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	No					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes - The Trustees gave their consent to proceed with the preparation of a planning application for the development of the site in November.					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	By December 2017					
How long has been allowed for site preparation works?	12 months					
When is it expected that the first dwelling on site will be completed?	18 months following receipt of planning consent					
What is the planned phasing of delivery?	To be agreed with MBC					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	In accordance with the programme agreed as part of planning consent					

SOM2

Land off High Street
Somersby



Picture A:



Picture B:

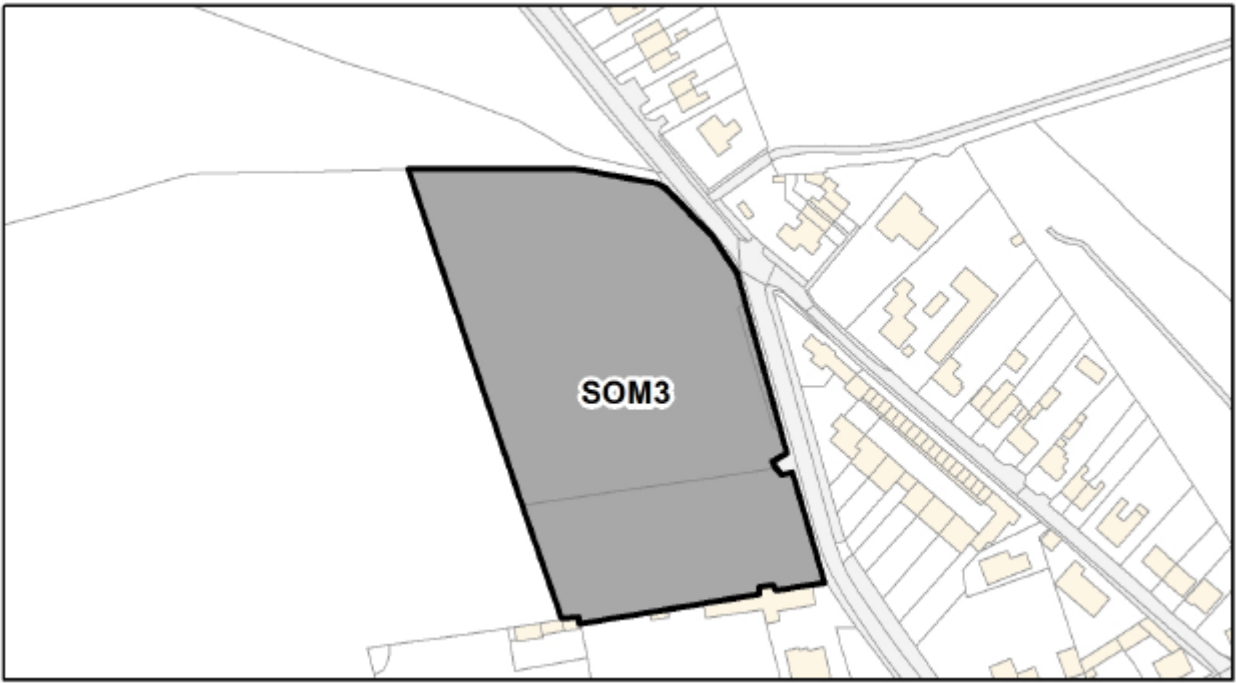


Picture C:



Picture D:



Site Assessments - Somerby					
Site Reference	SOM3 RESERVE (MBC/048/13)				
Site Address	Land off Burrough Road				
Settlement	Somerby				
Settlement Category	Service Centre				
Gross Site Area	1.33ha				
Net Site Area & Reason	1.10ha (82.5% of 1.33ha)				
Capacity & Calculation Formula	33 (1.10ha @ 30dph)				
Planning History	16/00615/OUT for residential development pending consideration				
Land Owner/ Agent providing update	Mike Sibthorp	Last update received	25 th January 2017	Assessment last updated	30 th January 2017
Overall Summary					
<p>The site is considered suitable for development, providing a sensitive design and layout is proposed in order to mitigate the visual impact on the entrance to the village when travelling south along Burrough Road. The number of units and location of this site is quite reasonable. The Education Authority has been consulted throughout this process and have identified that there is a solution for increasing the capacity at the school with contributions.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> School capacity - contributions Visual impact 					
Availability	Suitability	Deliverability		Viability	
Land available now	Site assessment concluded that site was suitable for development. Planning application currently pending consideration.	Agent confirms discussions are taking place with developers at present and that the first dwelling could be delivered within 12 months of getting planning permission at a rate of 2-3 dwellings per month		No known issues	

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); -- (Strong negative).
Meeting identified need;	More than 20 units	++
Relationship / connectivity with host settlement;	Adjacent to western boundary of existing built-up area. This area doesn't have much residential development around but it is well enclosed. It would be an extension of the current built up area. Immediately adjacent settlement.	+
Access to services and facilities (by foot (ideally 800m ³⁹) / bicycle (2km) or public transport.	Within 300m of school, approximately 500m from the convenience shop and 830m from the GP surgery.	++
Proximity to employment;	Within the following distances of employment opportunities: 2.4km Burrough Court 3.4km John O Gaunt Industrial Estate 5km Melton Airfield	0
Availability of public transport;	Service 113 Centrebus (Melton-Oakham). 1-2 hourly. No services during the evenings and Sundays and Bank Holidays.	+
Brownfield land.	Greenfield site	--
Loss of employment or other beneficial use	Loss of farmland	0
Access / including public footpath access;	Public Footpath at the North. Possible access off Burrough Road (entrance of the village), speed limit might be an issue for this proposed access point. Highway Authority Response December 2016: Highways have advised no objections to application ref 16/00615/OUT.	+

³⁹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	Not aware of any.	++																																
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Somerby Primary School is 700m to the east of the site. The capacity agreed is currently 49 pupils. There are currently 38 enrolled (Jan 2017). Forecasts show that the school will be oversubscribed by 18 places by January 2021. The Education Authority has been consulted throughout this process and have identified that there is a solution for increasing the capacity at the school with contributions.</p> <table border="1" data-bbox="734 496 1451 715"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>SOM1</td> <td>27</td> <td>6</td> </tr> <tr> <td>SOM2</td> <td>42</td> <td>10</td> </tr> <tr> <td>Total</td> <td>69</td> <td>16</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1" data-bbox="734 863 1487 1337"> <thead> <tr> <th>School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton Mowbray</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> <tr> <td>Long Field Academy Melton Mowbray</td> <td>800</td> <td>546</td> <td>670</td> <td>130</td> </tr> </tbody> </table> <p>The nearest secondary education provision is 8.7km to the</p>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	SOM1	27	6	SOM2	42	10	Total	69	16	School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton Mowbray	1100	1145	1285	-185	Long Field Academy Melton Mowbray	800	546	670	130	-
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north west at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

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Total	69	12

NHS Hospital Health Services:

St Mary’s Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary’s Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Somerby is covered by Market Overton and Somerby Surgeries which have 3,721 registered patients who are served by 9 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Market Overton and Somerby Surgeries.

	<p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Part of southern boundary of site is outside but adjacent to Somerby conservation area. The nearest listed building to the site, The Stilton Cheese, is located 200m to the east. Sensitive design and layout would need to be required to limit impact on conservation area but it is considered this could be achieved.	+
Flooding/Drainage	No issues.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None - site of low ecological value.	++
TPO / Ancient woodland;	TPO area (05/00130/TPOMBC) adjacent to the south of the site and TPO area (05/00128/TPOMBC) on opposite site of Burrough Road.	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Not that we are aware of	++
Landscape designation (<i>influence report – designation</i>).	<p>LCZ 1 (medium): Somerby West <i>Properties on Burrough Road are not well integrated with the settlement and provide an exposed edge, generally out of character with the settlement. Rising topography to the west contains expansive views.</i></p> <p>In principle could be some opportunity for sensitively designed development to better integrate village into landscape. However, development of this scale could have</p>	0

	significant impact. Open and exposed site. Local Green Space – Rating 3 limited value	
Visual Impact	The visual impact when approaching the site from the north along Burrough Road is important and sensitive design and layout would be required to achieve an appropriate development and entrance to the village.	-
Agricultural Land classification	3a good quality	-
Noise or other pollutants	Not that we are aware of	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – adjacent one boundary
Sewers	None
Oil pipelines	None
Power lines	Line (HV) crosses the site

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 9: social inclusion and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 8: efficient use of land and resources. The site is located on greenfield land which is classified as grade 3 agricultural land. The loss of land for agricultural use will be considered through the planning application process.

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	None identified

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?	None					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes – Landowner is currently in discussions with developer and wants to progress site as soon as possible					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	16/00615/OUT pending consideration	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	As soon as outline consent is obtained					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	Minimal site preparation works required					
When is it expected that the first dwelling on site will be completed?	Within 12 months of gaining planning permission					
What is the planned phasing of delivery?	2-3 dwellings per month					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

SOM3

Land off Burrough Road
Somerby



Picture A:



Picture B:



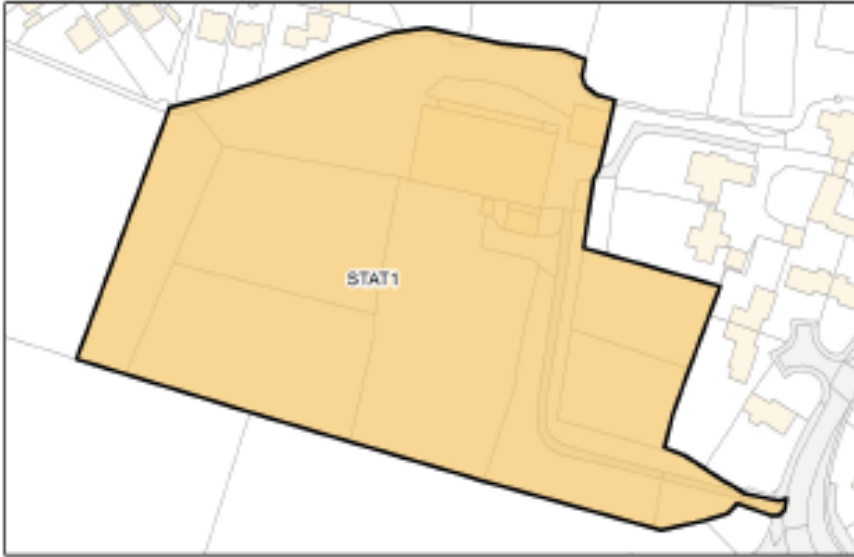
Picture C:



Stathern – Update to Site Assessments and Ranking

Updated Rank May 2017	Initial Rank September 2016	Address	Initial Reference	Updated Allocation Reference May 2017	Initial Allocation Reference September 2016	Updated Capacity May 2017	Initial Capacity September 2016	Score from Assessment Update	Summary of Assessment Update
1	1	Point Farm, Main Street	MBC/012/16	STAT1	STAT1	47	40	30	Well located and visually contained site close to the centre of the village. No known constraints or issues requiring mitigation.
2	Not assessed – New site through SHLAA 2017	Extension to STAT1	MBC/029/17	STAT1	Not assessed	18	Not assessed	29	The site is well related to the village and it is considered that a suitable scheme could be developed to respect the character of the village without having a detrimental impact. A very small area (0.35ha) is located in flood zone 3b and therefore this area of land has been removed from the capacity calculation.
3	2	Land adjacent Lavesley House, 14 City Road	MBC/041/16	STAT2	STAT2	17	17	29	Small infill site on the edge of the village. Well contained by existing trees and hedges to the boundary. Development should be designed to provide a soft and attractive edge to the village to protect the setting of the settlement.
4	Not assessed – New site through SHLAA 2017	Land to the west of Blacksmith End (southern part of original site put forward only)	MBC/006/17	STAT3 Reserve	Not assessed	45	Not assessed	26	The site is well connected by footpaths to the centre of the village, however the full site area would create a significant extension to the north of the settlement encroaching on open countryside with the potential to create a detrimental visual impact on the character of the settlement. Therefore the site has been reduced in area to include the area that is better connected the settlement. Based on this reduced area the site is considered to be potentially suitable for development.

5	3	Tofts Hill	MBC/030/16	Not allocated	Not allocated	2	2	22	Site is on rising ground going out of the village. Access is from single carriage way road and awkward junction in centre of village. No biodiversity or flood risk land constraints and would present an opportunity to enhance the conservation area by the removal of agricultural buildings. Small scale redevelopment of agricultural building footprint only considered suitable. Therefore whilst potentially suitable, not large enough scale to allocate.
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Site Assessments - Stathern					
Site Reference	STAT1 (MBC/012/16)				
Site Address	Point Farm, Main Street				
Settlement	Stathern				
Settlement Category	Service Centre				
Gross Site Area	1.90ha (2.00ha – 0.10ha within flood zone 3b = 1.90ha gross area)				
Net Site Area & Reason	1.57ha (82.5% of 1.90ha)				
Capacity & Calculation Formula	47 (1.57ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Richard Walker	Last update received	16 th December 2016	Assessment last updated	30 th January 2017
Overall Summary					
<p>Well located and visually contained site close to centre of the village. Any scheme would need to include a pedestrian link into the village to improve connectivity of the site. 0.10ha to the north of the site is flood risk zone 3b and has been discounted from the gross area to take account of this. The remainder of the site is in flood zone 1. The site is adjacent the Stathern conservation area to the north and therefore design and layout would need to be considered, however it is considered an appropriate scheme could enhance the conservation area. This site is suitable for development subject to appropriate design and layout and pedestrian connectivity being put in place.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Provision of footway from site • Widening of access • Design and layout – adjacent conservation area 					
Headline Information					
Availability	Suitability	Deliverability		Viability	
Land available now	Site assessment has concluded that the site is suitable for development and could enhance the conservation area.	The landowner has confirmed that he is actively working with agent to submit planning application in the near future. The deliverability timescales would be dependent on developer and have not been identified, other than that it could be completed within 5 years.		No known issues	

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); - - (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is located on the south western edge of the village accessed from Main Street. There are no adopted footways leading from the site entrance until Walnut Close. The site is well related to the built up area of the village and contains a large farm building.	++
Access to services and facilities (by foot (ideally 800m ⁴⁰) / bicycle (2km) or public transport.	The site is located 180m to the west of the Primary School. 310m to the north east of the site is the convenience shop.	++
Proximity to employment;	Within the following distances of employment opportunities: 1.4km Kimberly Industrial Units 3.8km Langar Airfield 3.9km Melton Electro Motion, Hose 6.4km Hickling Lane Employment Site 8.5km to Long Clawson Dairy 9.8km to Masterfoods, Waltham	+
Availability of public transport;	The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford train station.	+

⁴⁰ Mfs indicates 800 metres can be walkable.

	<p>The No. 25 Centrebus runs every 2hrs Monday- Friday only to Melton via Stathern, Eastwell and Scalford.</p> <p>The nearest bus stop operating the No 24 services is within 200m of the site boundary. The bus stop for No 25 is within 500 metres further to the east within the village centre.</p>													
Brownfield land.	No - agricultural buildings and land	--												
Loss of employment or other beneficial use	Farming land	0												
Access / including public footpath access;	<p>Access is currently on the outer bend of the highway. Visibility is afforded in both directions. No Public Rights of Way within the site boundary. Footpath network within the village and leading out to the countryside to the north, east and south. Public Right of Way G26 and G28 are in close proximity to the south.</p> <p>Highway Authority Response December 2016: The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority. Concept proposal and supporting information would be required (>25dw) on submission of application.</p>	++												
Major infrastructure requirements (transport schemes etc)	Extension of footway to connect pedestrian links from the site to the village.	+												
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Stathern Primary School is 140m to the east of the site. The capacity agreed is currently 119 pupils. There are currently 70 enrolled (Jan 2017). Forecasts show that the school will have capacity of 45 places by January 2021.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of primary school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>STAT1</td> <td>65</td> <td>16</td> </tr> <tr> <td>STAT2</td> <td>17</td> <td>4</td> </tr> <tr> <td>Total</td> <td>82</td> <td>20</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	STAT1	65	16	STAT2	17	4	Total	82	20	++
Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)												
STAT1	65	16												
STAT2	17	4												
Total	82	20												

Secondary Education:

Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton	800	546	670	130

The nearest secondary education provision is 8.3km to the north in Bottesford and 12km to the south west at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of secondary school places generated (0.167 per dwelling)
STAT1	65	11
STAT2	17	3
Total	82	4

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's

	<p>Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.</p> <p>NHS General Practice Health Services: Stathern is covered by Waltham and Bottesford Surgeries which have 4,653 registered patients who are served by 3 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Waltham Surgery or the South West Lincolnshire Clinical Commissioning Group who are responsible for the Bottesford Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Whilst the site lies out of the Stathern conservation area, part of the northern boundary of the site lies adjacent to it. The	+

	nearest listed building, Point Farmhouse (Belvoir Vale Riding Academy) is 78m to the north east of the site. Existing built form separates the site from this listed building. A sensitive redevelopment of the site has potential to enhance the conservation area.	
Flooding/Drainage	The majority of the site falls within flood zone 1. A small area (0.10ha) to the north of the site falls within flood zone 3b, this area has been discounted from the gross site area. There are no known drainage issues.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. Protected species may be present on the site due to be bound by the open countryside	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Possibility of farm contamination	+
Landscape designation (<i>influence report – designation</i>).	LCZ1 Stathern West is a fairly positive settlement approach from Harby Lane to the west, whereby the settlement edge is well integrated with the landscape by landscape structure and small scale intact fields adjacent to the edge. Such features would be susceptible to change. Overall landscape sensitivity to residential development is medium , due to the relatively expansive, open landscape and little topographic variation, with some distinctive features including ridge and furrow and prominent views out of the settlement.	0
Visual Impact	Site well contained by landscaping and existing pattern of development and relates well to neighbouring uses. Flat site with residential properties to two sides. No significant visual impact and it is considered that an appropriate scheme could be designed to reflect the character of the existing settlement.	++
Agricultural Land classification	3b	++
Noise or other pollutants	Possible contamination from farming practice	+

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – adjacent one boundary
Sewers	None
Oil pipelines	None
Power lines	None

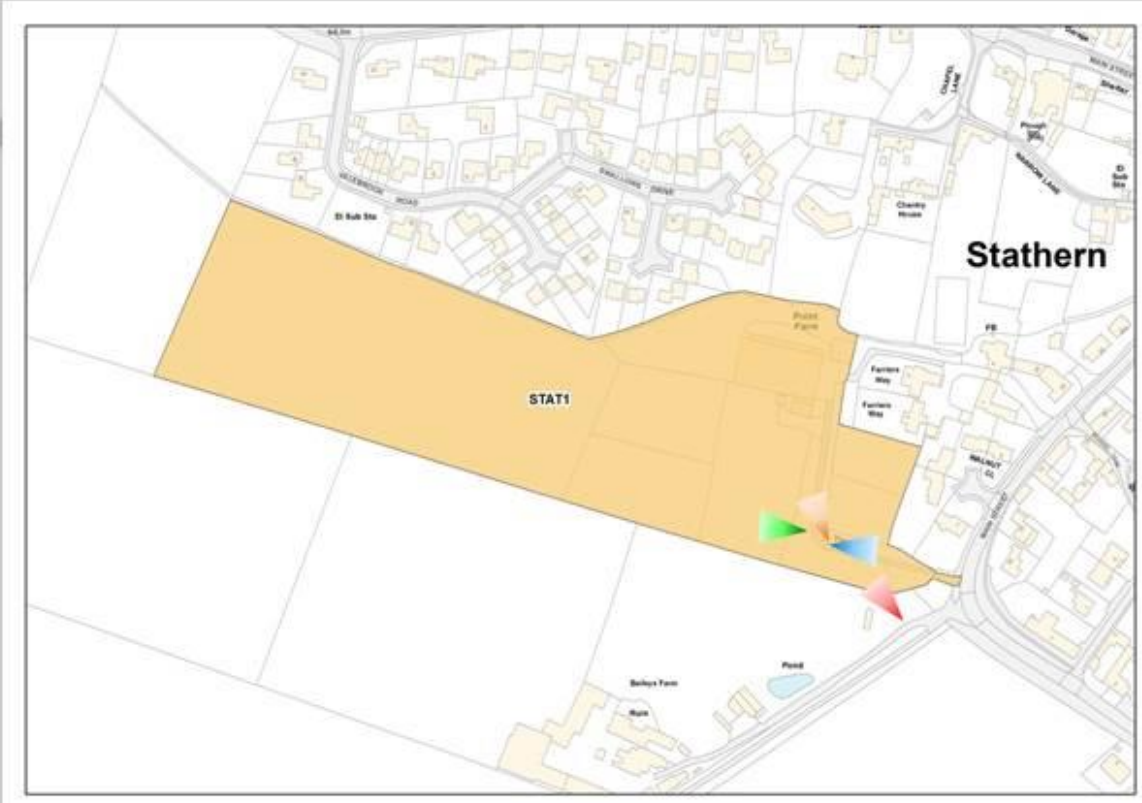
Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion and 15: energy efficiency. No potential significant negative effects were identified.

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

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?	Access widening					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	As part of the development					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	No					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	As soon as possible. Engaged agent to deal with planning application.					
How long has been allowed for site preparation works?	Not identified – dependent on developer					
When is it expected that the first dwelling on site will be completed?	Not identified – dependent on developer					
What is the planned phasing of delivery?	Not identified – dependent on developer					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified – dependent on developer					
When is it envisaged that the affordable housing element will be delivered?	Not identified – dependent on developer					

STAT1

Pasture Lane/Mill Hill
Stathern



Picture A:



Picture B:



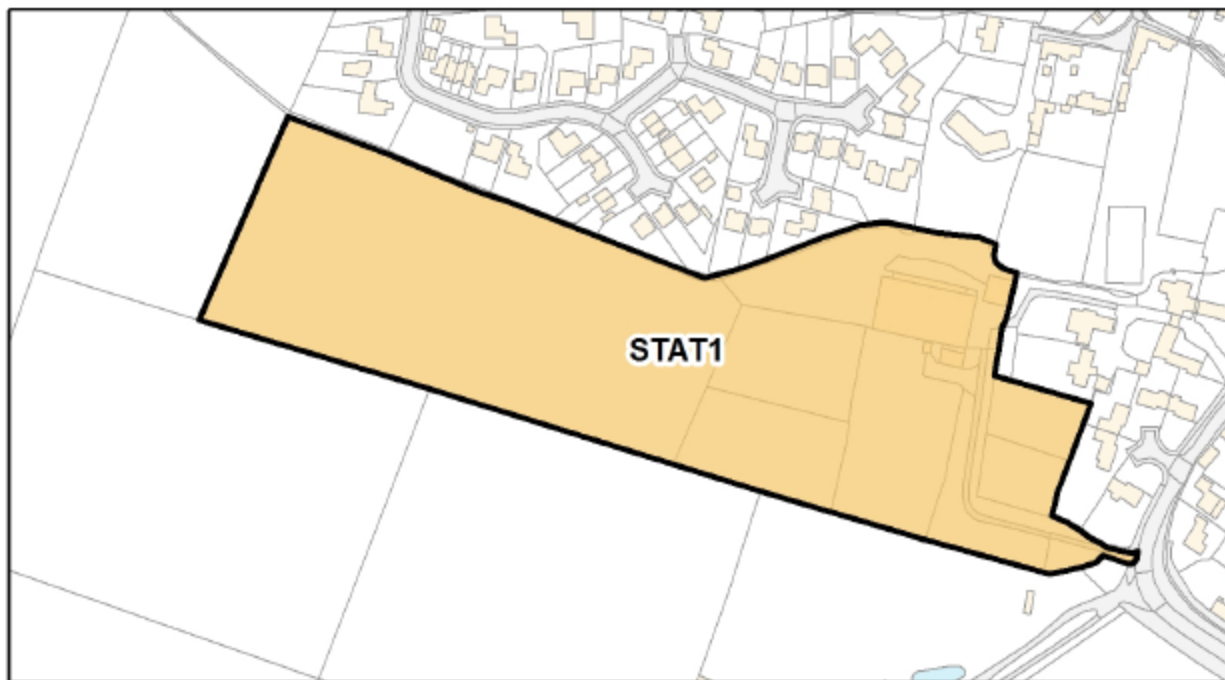
Picture C:



Picture D:



Site Assessments – Stathern					
Site Reference	STAT1 (MBC/029/17)				
Site Address	Extension of STAT1				
Settlement	Stathern				
Settlement Category	Service Centre				
Gross Site Area	3.81 ha				
Net Site Area & Reason	2.16 ha (0.35ha of FZ3b = 3.46Ha @ 62.5% development potential)				
Capacity & Calculation Formula	65 (2.16ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Tom Watkinson	Last update received	23/05/2017	Assessment last updated	23/05/2017



Overall Summary	
<p>The site is well related to the village and it is considered that a suitable scheme could be developed to respect the character of the village without having a detrimental impact. A very small area (0.35ha) is located in flood zone 3b and therefore this area of land has been removed from the capacity calculation.</p>	
Issues/ constraints to be mitigated	
<ul style="list-style-type: none"> • Scheme must omit area in flood zone 3b from development area. • Creation of footway to link the site better in terms of pedestrian connectivity. • Settlement edge – visual impact 	

Headline Information			
Availability	Suitability	Deliverability	Viability
Land is available now	The land has been assessed and subject to a sensitive design to deal with the edge of settlement location it is considered to be suitable for development.	The site is available now and should it be supported by the LPA a planning application will be submitted within 6 months and site can be delivered within the first five years	No known issues.

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	2
Has written confirmation been received from all landowners to confirm the land is available?	Yes – masterplan prepared and site being progressed.

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	More than 20 dwellings	++
Relationship / connectivity with host settlement;	Site is located on the south western edge of the village accessed from Main Street. There are no adopted footways leading from the site entrance until Walnut Close. The site is well related to the built up area of the village and contains a large farm building..	++
Access to services and facilities (by foot (ideally 800m ⁴¹) / bicycle (2km) or public transport.	The site is located 180m to the west of the Primary School. 310m to the north east of the site is the convenience shop.	++
Proximity to employment;	Within the following distances of employment opportunities: 1.4km Kimberly Industrial Units 3.8km Langar Airfield 3.9km Melton Electro Motion, Hose	+

⁴¹ Mfs indicates 800 metres can be walkable.

	6.4km Hickling Lane Employment Site	
Availability of public transport;	<p>The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford train station.</p> <p>The No. 25 Centrebus runs every 2hrs Monday- Friday only to Melton via Stathern, Eastwell and Scalford.</p> <p>The nearest bus stop operating the No 24 services is within 200m of the site boundary. The bus stop for No 25 is within 500 metres further to the east within the village centre.</p>	+
Brownfield land.	All greenfield	--
Loss of employment or other beneficial use	Agricultural land	0
Access / including public footpath access;	<p>Access is currently on the outer bend of the highway. Visibility is afforded in both directions. No Public Rights of Way within the site boundary. Footpath network within the village and leading out to the countryside to the north, east and south. Public Right of Way G26 and G28 are in close proximity to the south.</p> <p>Highway Authority Response December 2016: The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority. Concept proposal and supporting information would be required (>25dw) on submission of application.</p>	++
Major infrastructure requirements (transport schemes etc)	Extension of footway to connect pedestrian links from the site to the village.	+
Infrastructure capacity (schools / GPs / etc);	Primary Education: Stathern Primary School is 140m to the east of the site. The capacity agreed is currently 119 pupils. There are currently 70 enrolled (Jan 2017). Forecasts show that the school will have capacity of 45 places by January 2021.	++

Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)
STAT1	65	16
STAT2	17	4
Total	82	20

Secondary Education:

Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton	800	546	670	130

The nearest secondary education provision is 8.3km to the north in Bottesford and 12km to the south west at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of secondary school places generated (0.167 per dwelling)
STAT1	65	11
STAT2	17	3
Total	82	14

NHS Hospital Health Services:

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NHS General Practice Health Services:

Stathern is covered by Waltham and Bottesford Surgeries which have 4,653 registered patients who are served by 3 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Waltham Surgery or the South West Lincolnshire Clinical Commissioning Group who are responsible for the Bottesford Surgery.

NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.

<p>Heritage Assets (SMs, listed buildings, CAs, archaeology);</p>	<p>Grade II Listed Building at a distance of about 152m from its eastern boundary; site lies adjacent to Conservation Area.</p> <p>Stathern is a well preserved village with a diverse and varied architectural narrative. The downhill approach along Mill Hill from Melton Mowbray, towards the village and the site, the area is well treed with the canopies overhanging the highway creating a 'tunnel' effect. Views over the Vale at the base of the escarpment are magnificent. From the junction with Mill Hill the lane bends towards the heart of the village. A fine series of stone buildings to south east side are randomly arranged - these include Crossways Cottage, a Building of Local Interest and Ivy House a grade II listed building.</p> <p>To the north of the site is a modern C20 housing estate, that makes a negative contribution to the character of the conservation area and is located outside of the designated boundary. Therefore the site is screened entirely to the north by the housing estate and as such would not alter the character of the village from this aspect. However the changing levels as Mill Hill descends in to the village off the Belvoir ridge means the allocation land is in direct site line on the approach from the south and east. Views across to the well preserved historic field patterns and ridge and furrow landscape from Mill Hill would be partially obscured, particularly at the point in which the road turns around the corner into Main Street. The modern C20 housing Estate to the north of the allocation site interrupts the views from Mill Hill into the village, but only partially.</p> <p>As such, development on this site would cause less than substantial harm to the character of the conservation area, in the way in which the village is appreciated on the approach from Mill Hill. This could be partially mitigated by landscaping and layout of the site, locating the built form to the north of the plot, as close as possible the modern C20 housing estate, thereby maintaining the sense of open countryside on the approach from Mill Hill.</p>	<p>+</p>
<p>Flooding/Drainage</p>	<p>The majority of the site falls within flood zone 1. A small area (0.35ha) to the north of the site falls within flood zone 3b, this area</p>	<p>++</p>

	has been discounted from the gross site area.	
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No bio-diversity issues on site or off site implications	++
TPO / Ancient woodland;	No TPOs / Ancient Woodland affected	++
Historic Park;	No part of the site adversely affects an HP	++
Technical constraints (contamination / land stability);	Possibility of farm contamination	+
Landscape designation (<i>influence report – designation</i>).	LCZ1 Medium	0
Visual Impact	Site lies adjacent to existing built up in the village and is an extension of STAT1, visual impact would not be significant and it is considered that an appropriate scheme could be designed to respect the character of the existing settlement.	++
Agricultural Land classification	3b	++
Noise or other pollutants	No noise / pollution data available	0

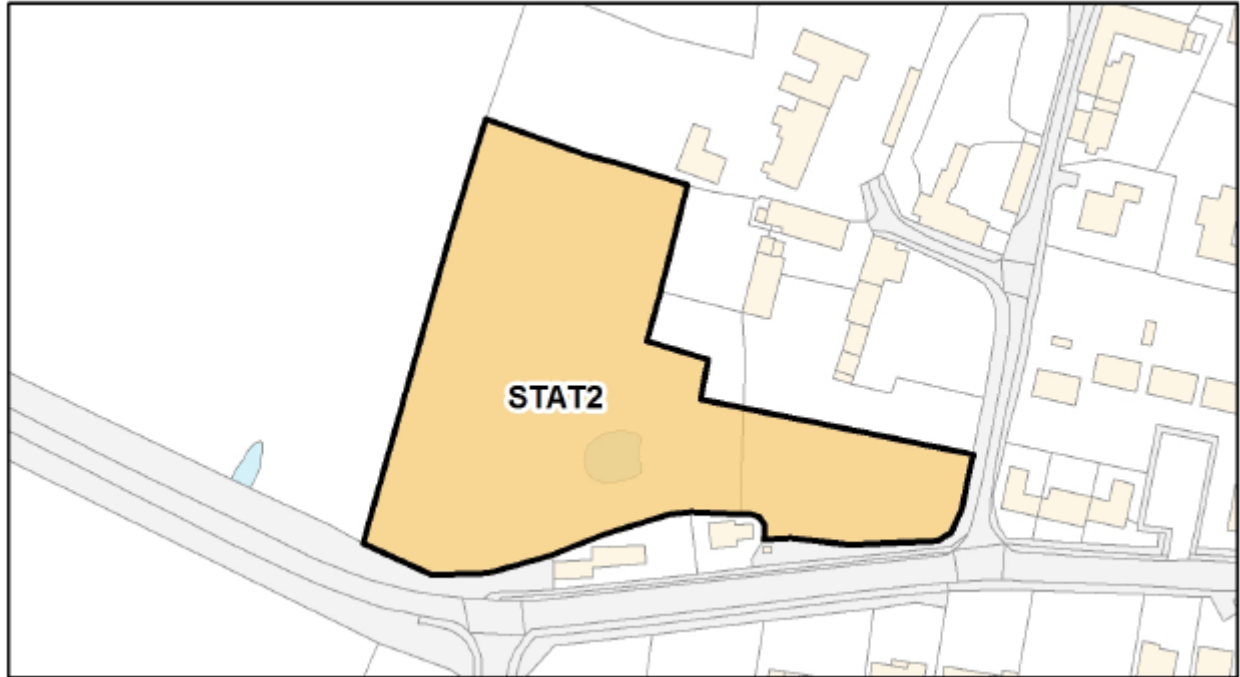
Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	Water Main runs along 2 boundaries
Sewers	None
Oil pipelines	None
Power lines	High Voltage Line crosses the site at one point

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2:education, 9: access to services, 15: air quality and potentially 10: social and economic inclusion. A potential significant negative effect was identified in relation to SA objective 6: biodiversity and geodiversity and 16: flood risk. Only a small area of the site is subject to flood risk and this has been removed from the net site area in calculating the capacity.

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

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?	No significant constraints identified – flood risk area can be omitted from built area.					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Within 6 months					
How long has been allowed for site preparation works?	1 month					
When is it expected that the first dwelling on site will be completed?	12 months following permission being granted					
What is the planned phasing of delivery?	1 phase					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	None					
When is it envisaged that the affordable housing element will be delivered?	Within first 12 months					

Site Assessments - Stathern					
Site Reference	STAT2 (MBC/041/16)				
Site Address	Land adjacent Lavesley House, 14 City Road				
Settlement	Stathern				
Settlement Category	Service Centre				
Gross Site Area	0.68ha				
Net Site Area & Reason	0.56ha (82.5% of 0.68ha)				
Capacity & Calculation Formula	17 (0.56ha @ 30dph)				
Planning History	None relevant				
Land Owner/ Agent providing update	Caroline Chave - Chave Planning	Last update received	16 th December 216	Assessment last updated	30 th January 2017



Overall Summary			
Small infill site on the edge of the village well contained by existing trees and hedges to the boundary. Development should be low density and provide a soft, attractive edge to the village to protect its setting and conservation area designation.			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Heritage and location within the conservation area 			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site is suitable for development subject to sensitive design and layout	Agent confirms that it is intended to submit a planning application in Summer 2017. 6 months have been allowed for site preparation works and it is expected to deliver the first dwelling by summer 2018.	No issues raised.

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); - - (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	+
Relationship / connectivity with host settlement;	Site is located on the north western edge of the village accessed from Harby Lane. The site is the large garden to Lavessley House and is well related to the built form of the village.	++
Access to services and facilities (by foot (ideally 800m ⁴²) / bicycle (2km) or public transport.	The site is located 410m to the north west of the Primary School. 375m to the east of the site is the convenience shop.	++
Proximity to employment;	Within the following distances of employment opportunities: 1.3km Kimberly Industrial Units 3.3km Langar Airfield 3.8km Melton Electro Motion, Hose 6.4km Hickling Lane Employment Site	+
Availability of public transport;	The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford train station. The No. 25 Centrebus runs every 2hrs Monday- Friday only to Melton via Stathern, Eastwell and Scafford. The bus stop is within 350 metres to the south of the site within the village centre.	+

⁴² Mfs indicates 800 metres can be walkable.

Brownfield land.	No - garden	--												
Loss of employment or other beneficial use	Garden land	0												
Access / including public footpath access;	<p>Harby Lane is one of two main accesses into the village from the north, and has reasonably good width and visibility at this point. However there is no direct access to this site Footway alongside road to connect to village centre.</p> <p>Highway Authority Response December 2016: The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p> <p>Concept proposal and supporting information would be required (>25dw) on submission of application.</p>	+												
Major infrastructure requirements (transport schemes etc)	Minor access improvements.	+												
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Stathern Primary School is 420m to the south east of the site. The capacity agreed is currently 119 pupils. There are currently 70 enrolled (Jan 2017). Forecasts show that the school will have capacity of 45 places by January 2021.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of primary school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>STAT1</td> <td>65</td> <td>16</td> </tr> <tr> <td>STAT2</td> <td>17</td> <td>4</td> </tr> <tr> <td>Total</td> <td>82</td> <td>20</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	STAT1	65	16	STAT2	17	4	Total	82	20	++
Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)												
STAT1	65	16												
STAT2	17	4												
Total	82	20												

Secondary Education:

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 8.3km to the north in Bottesford and 12km to the south west at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
STAT1	65	11
STAT2	17	3
Total	82	14

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different

departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Stathern is covered by Waltham and Bottesford Surgeries which have 4,653 registered patients who are served by 3 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Waltham Surgery or the South West Lincolnshire Clinical Commissioning Group who are responsible for the Bottesford Surgery.

NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.

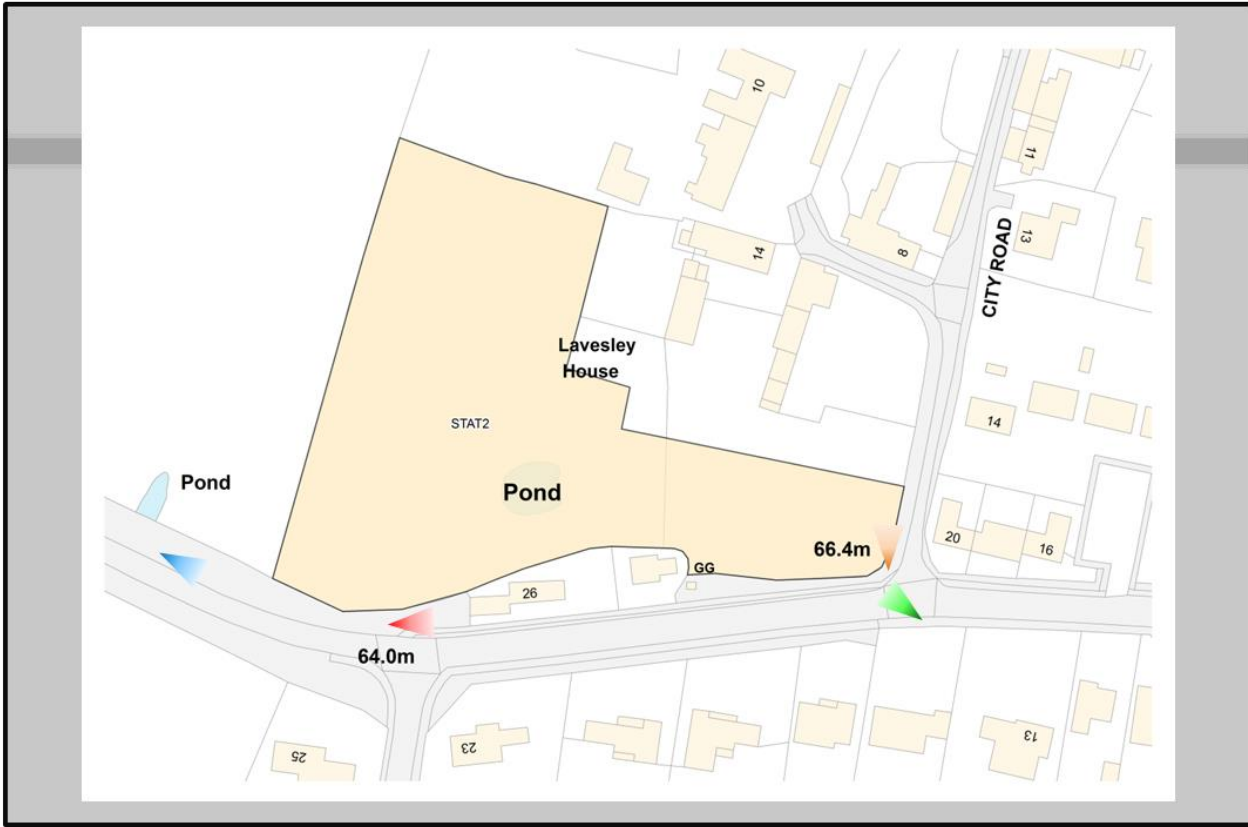
Heritage Assets (SMs, listed buildings, CAs, archaeology);	The site is within the Stathern conservation area. 22m to the north east of the site are three listed buildings, Lavesley House, Three Cottages at the Nurseries and Greensmith Cottage, all of which are Grade II. Therefore sensitive design and layout would be required in order to mitigate any detrimental impact on the heritage assets in close proximity.	+
Flooding/Drainage	The site falls within flood zone 1. There are no known drainage issues.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites.	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None identified	++
Landscape designation (<i>influence report – designation</i>).	LCZ 1 Overall landscape sensitivity of this LCZ to residential development is medium, due to the relatively expansive, open landscape and little topographic variation, with some distinctive features including ridge and furrow and prominent views out of the settlement.	0
Visual Impact	Garden area on the edge of the village which relates well to existing built form. Any development here should be sensitively designed and laid out in order to maintain the good quality settlement edge.	+
Agricultural Land classification	3b	++
Noise or other pollutants	None identified	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – Adjacent two boundaries
Sewers	None
Oil pipelines	None
Power lines	None (Line (HV) adjacent)

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion and 15: energy efficiency. No potential significant negative effects were identified.

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues raised

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?	None. Pond within the site has been surveyed and has a 'below average' potential for Great Crested Newt. Therefore it is not considered a constraint to development.					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Summer 2017					
How long has been allowed for site preparation works?	6 months					
When is it expected that the first dwelling on site will be completed?	Summer 2018					
What is the planned phasing of delivery?	No phasing necessary					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	If required, included as part of development					



STAT2

Land adjacent Lavesley House 14 City Road
Stathern

Picture A:



Picture B:

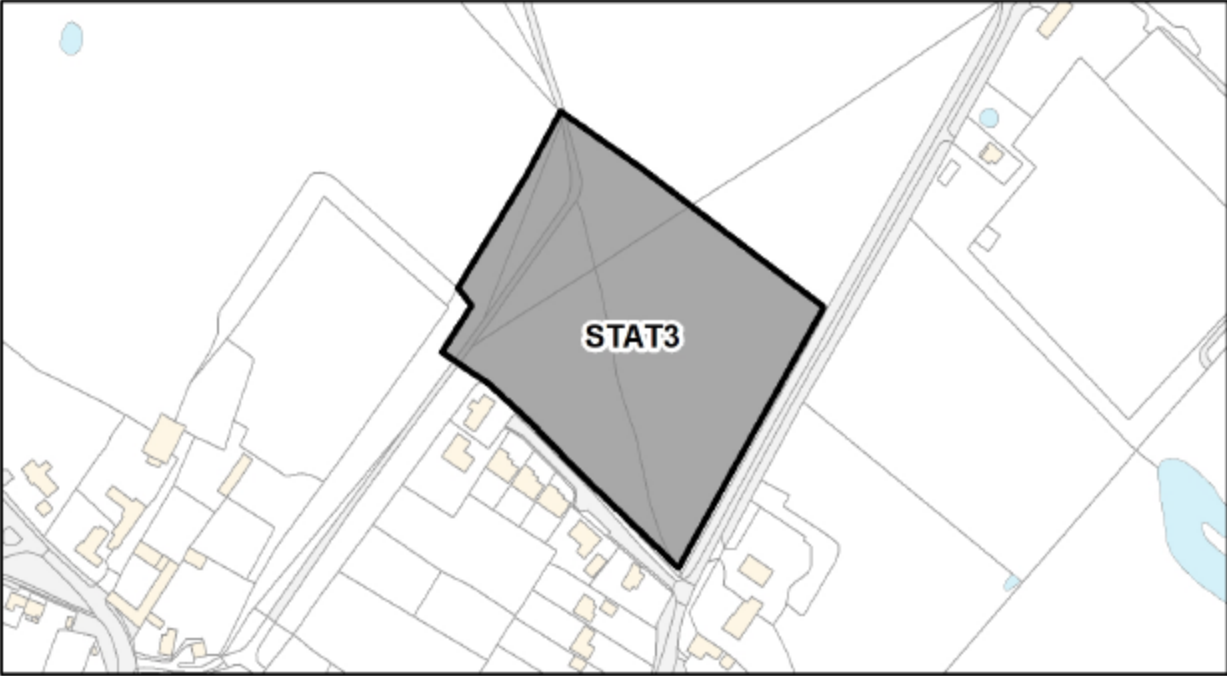


Picture C:



Picture D:



Site Assessments – Stathern					
Site Reference	STAT3 Reserve MBC/006/17				
Site Address	Land to the west of Blacksmith End				
Settlement	Stathern				
Settlement Category	Service Centre				
Gross Site Area	1.77ha (7.00 ha originally submitted but reduced to lessen the visual impact on the character of the settlement)				
Net Site Area & Reason	1.5 ha (82.5% of 1.77ha)				
Capacity & Calculation Formula	45 (1.5.ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Matthew Atton	Last update received	16/05/2017	Assessment last updated	16/05/2017
Overall Summary					
<p>The site is well connected by footpaths to the centre of the village, however the full site area would create a significant extension to the north of the settlement encroaching on open countryside with the potential to create a detrimental visual impact on the character of the settlement. Therefore the site has been reduced in area to include the area that is better connected the settlement. Based on this reduced area the site is considered to be potentially suitable for development.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Visual impact • Encroachment of open countryside • Scale of development for settlement of Stathern 					
Headline Information					
Availability	Suitability	Deliverability		Viability	
Land is available now.	Part of the site is considered suitable for development,	Site is not constrained and landowner is looking to move quickly if site is supported by LPA.		No known issues.	

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative).
Meeting identified need;	More than 20 houses	++
Relationship / connectivity with host settlement;	Immediately adjacent but the site extends significantly to the north creating a significant extension of the village to the north, out into open countryside. Site area reduced to provide a better connected site with a more positive relationship to the host settlement and assessment is based on this reduced area.	+
Access to services and facilities (by foot (ideally 800m ⁴³) / bicycle (2km) or public transport.	Within 800m of settlement services	++
Proximity to employment;	1.4km Kimberly Industrial Units 3.8km Langar Airfield 3.9km Melton Electro Motion, Hose 6.4km Hickling Lane Employment Site 8.5km to Long Clawson Dairy 9.8km to Masterfoods, Waltham	+
Availability of public transport;	2h bus service to Melton Mowbray and within 400m of a bus stop.	+
Brownfield land.	All greenfield	--
Loss of employment or other beneficial use	Agricultural land	0
Access / including public footpath access;	Access improvement required but deliverable (off Blacksmith Lane or Moor Lane). Footpath connection.	+

⁴³ Mfs indicates 800 metres can be walkable.

	<p>Highway Authority comments May 2017: The site located within 1km from the local Primary School and within 800m of an infrequent bus service. A public right of way runs through the site and any alteration/diversions would need to be discussed with the Safe & Sustainable Travel Team. Access would need to be taken from either Blacksmith End or Moor Lane which are unclassified roads subject to a 60mph speed limited. Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority. If access could be designed in accordance with the 6Cs Design Guide, then there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.</p>													
Major infrastructure requirements (transport schemes etc)	Infrastructure improvements not identified, some access improvements will be needed.	+												
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Stathern Primary School is 390m to the south of the site. The capacity agreed is currently 119 pupils. There are currently 70 enrolled (Jan 2017). Forecasts show that the school will have capacity of 45 places by January 2021.</p> <table border="1" data-bbox="734 927 1328 1150"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>STAT1</td> <td>65</td> <td>16</td> </tr> <tr> <td>STAT2</td> <td>17</td> <td>4</td> </tr> <tr> <td>Total</td> <td>82</td> <td>20</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	STAT1	65	16	STAT2	17	4	Total	82	20	++
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Secondary Education:

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
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John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 8.3km to the north in Bottesford and 12km to the south west at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
STAT1	65	11
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Total	82	14

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

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NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017.

At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the

	<p>village of Bottesford.</p> <p>Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
<p>Heritage Assets (SMs, listed buildings, CAs, archaeology);</p>	<p>The nearest listed building is Eastbury, a grade II listed property to the south of the site. There is intervening built form and a reasonable level of separation. The western part of the site that links into the village is withing and adjacent the conservation area so any scheme would have to consider this in its design and layout in order to mitigate any impacts.</p> <p>Stathern is an well preserved village and substantial settlement within the Vale of Belvoir. It is situated at the foot of a wooded escarpment some 8 miles north of Melton Mowbray. At the top end of Main Street, where the site adjoins the road on the narrow elongated plot of land at the bottom of the site, the area has a more open feel again with properties randomly arranged with open spaces interspersed. Two listed buildings, Sumners Farm and Eastbury - with associated outbuildings - typify this part of the street and are visually prominent with their varied roofscapes. There is a small triangular green at the road junction, which houses the village sign. The juxtaposition of properties in the vicinity adds to the variety and visual interest of the street scene.</p> <p>The site is considered to cause less than substantial harm to the character of the conservation area. It is set back from the conservation area street scene in its own plot of land, heavily screened by a modern C20 housing estate to the north of the conservation area. The area that will require some degree of mitigation is the point at which the site meets Main Street, as the majority of buildings here are traditional and make a positive contribution to the conservation area, especially the Grade II listed Eastbury as the road turns a corner heading west out of</p>	<p>+</p>

	the village. This elongated stretch of the site would also have the potential to disrupt site lines from Main Street out towards the open countryside and the historic field patterns to the north and west. Therefore possible mitigation could be in the form of green space at this point of the site, or an undeveloped access road, which will ensure minimal disruption to the character of the conservation area.	
Flooding/Drainage	Small part of the site (<25%) on FZ3b (link to Penn Lane). EA comments May 2017: No environmental constraints applicable, site acceptable for development.	+
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No bio-diversity issues on site or off site implications	++
TPO / Ancient woodland;	No TPOs / Ancient Woodland affected	++
Historic Park;	No part of the site adversely affects an HP	++
Technical constraints (contamination / land stability);	Minor works required to mitigate technical constraints. Potential contamination in a small area at the edge of the site.	+
Landscape designation (<i>influence report – designation</i>).	Medium-low	+
Visual Impact	The site extends the built form of the village significantly to the north, altering the layout of the settlement significantly. It encroaches on open countryside for some distance, reaching Moor Lane to the north which is distinctly open in nature with only sporadic buildings in the open countryside. Therefore the site area has been reduced to limit the visual impact on the character of the settlement and this assessment is based on this reduced area. The reduced area could be mitigated with an appropriate scheme design and landscaping.	+
Agricultural Land classification	3b. No BMV on site	++
Noise or other pollutants	No noise / pollution data available	0

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	Low Pressure Main Adjacent to south
Water Mains	Connection point at southern corner of site
Sewers	Connection point at southern corner of site
Oil pipelines	None
Power lines	High Voltage Line crosses the site

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2:education, 9: access to services, 15: air quality and potentially 10: social and economic inclusion. A potential significant negative effect was identified in relation to SA objective 6: biodiversity and geodiversity.

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No known issues but dependent on contributions required.

Deliverability						
Is there any infrastructure required that would impact on delivery?	None aware of.					
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?	Public footpaths					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	As soon as it is known whether the site is supported by LPA and after carrying out community consultation.					
How long has been allowed for site preparation works?	Not identified at this stage.					
When is it expected that the first dwelling on site will be completed?	Not identified at this stage.					
What is the planned phasing of delivery?	Not identified at this stage.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified at this stage.					
When is it envisaged that the affordable housing element will be delivered?	Not identified at this stage.					

STAT3

Land north of Stathern
Stathern



Picture A:



Picture B:



Site Assessments - Stathern						
Site Reference	MBC/030/16					
Site Address	Tofts Hill					
Settlement	Stathern					
Settlement Category	Service Centre					
Gross Site Area	0.3ha (Reduced from original SHLAA submission of 3.71ha to lessen impact on character of settlement)					
Net Site Area & Reason	0.3ha					
Capacity & Calculation Formula	2 (0.3ha @ 30dph = 9 however reduced to 2 due to constraints of visual impact and limited scale of existing highway)					
Planning History	16/00223/FUL refused for 2 dwellings- appeal in progress					
Land Owner/ Agent providing update	Colin Wilkinson	Last update received	13 th February 2017	Assessment last updated	13 th February 2017	

Overall Summary			
<p>Site lies on rising ground going out of the village. Access is from single carriage way road from and awkward junction in centre of village. No biodiversity flood risk or BVM land constraints and may present an opportunity to enhance the conservation area by removal of agricultural buildings. However much of site will have significant visual impact on local topography. Small scale redevelopment of agricultural buildings only considered suitable.</p>			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> • Heritage assets • Footway provision • Small scale development only suitable 			
Availability	Suitability	Deliverability	Viability
Land is available	The site assessment concluded that the site was potentially suitable but limited to 2 dwellings	An application was refused for 2 dwellings. An appeal is in progress and awaiting an appeal decision but could be delivered relatively quickly due to limited scale of scheme	No issues raised – contamination and clearing of site may be an issue, however small scale site

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); - - (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	+
Relationship / connectivity with host settlement;	<p>Site is located on the northeast edge of the village accessed from Tofts Hill. The lower part of the site relates well to existing but majority of site is not well related to the built up area of the village due to the topography of the site. Therefore the site area has been reduced to reflect a boundary which could be considered suitable. It is opposite the village cemetery. Tofts Hill is a single track lane rising up from the village to the east and only a handful of properties are along the lane. Access can be gained by foot although there are no adopted footways due to the width of the highway.</p> <p>Bus services run regularly through the village giving access to Melton, Bingham and Bottesford</p>	+
Access to services and facilities (by foot (ideally 800m ⁴⁴) / bicycle (2km) or public transport.	<p>The site sits east of the centre within 300m distance. Stathern has limited services to support residents however they are accessible on foot and bicycle.</p> <p>The village is served by a regular bus service Monday to Friday only giving access to services at Melton Mowbray, Bingham and Bottesford.</p>	++
Proximity to employment;	<p>Within the following distances of employment opportunities:</p> <p>1.9km Kimberly Industrial Units</p>	+

⁴⁴ Mfs indicates 800 metres can be walkable.

	4km Langar Airfield 4.2km Melton Electro Motion, Hose 6.7km Hickling Lane Employment Site													
Availability of public transport;	<p>The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford train station.</p> <p>The No. 25 Centrebus runs every 2hrs Monday- Friday only to Melton via Stathern, Eastwell and Scalford.</p> <p>The nearest bus stop operating the No 24 services is within 200m of the site boundary. The bus stop for No 25 is within 500 metres further to the east within the village centre.</p>	+												
Brownfield land.	No - agricultural land and farm buildings	--												
Loss of employment or other beneficial use	Agricultural land	0												
Access / including public footpath access;	<p>Access would be from Tofts Hill which is a single track lane with no footways and from an awkward junction in the centre of the village.</p> <p>No PRow within the site boundary. PRow network within the village and leading out to the countryside to the north, east and south. PRow G20 is in close proximity to the east of the site.</p>	-												
Major infrastructure requirements (transport schemes etc)	Widening of Tofts Hill, junction work and provision of footways	+												
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Stathern Primary School is 420m to the south east of the site. The capacity agreed is currently 119 pupils. There are currently 70 enrolled (Jan 2017). Forecasts show that the school will have capacity of 45 places by January 2021.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of primary school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>STAT1</td> <td>65</td> <td>16</td> </tr> <tr> <td>STAT2</td> <td>17</td> <td>4</td> </tr> <tr> <td>Total</td> <td>82</td> <td>20</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	STAT1	65	16	STAT2	17	4	Total	82	20	++
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Total	82	20												

Secondary Education:

Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 8.3km to the north in Bottesford and 12km to the south west at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of secondary school places generated (0.167 per dwelling)
STAT1	65	11
STAT2	17	3
Total	82	14

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

	<p>NHS General Practice Health Services: Stathern is covered by Waltham and Bottesford Surgeries which have 4,653 registered patients who are served by 3 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Waltham Surgery or the South West Lincolnshire Clinical Commissioning Group who are responsible for the Bottesford Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>There are no listed buildings on the site. The site is outside the Stathern conservation area is situated less than 20m from the boundary. The nearest listed building, Bassingdean (Number 3) and adjoining house to north (number 1, Church Corner) is located 90m to the south west of the site.</p> <p>Redevelopment of the site and the removal of the agricultural buildings could present an enhancement to the conservation area with careful design, scale and layout.</p>	+
Flooding/Drainage	The site falls within flood zone 1. There are no known drainage issues.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. Protected species may be present due being sited on the edge of the village near mature trees	+

TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Contamination may be present as a result of the farming practice on site.	+
Landscape designation (<i>influence report – designation</i>).	<p>LCZ 2 Stathern North. A partly exposed historic settlement edge associated with traditional stone built and thatched farmsteads, plus more integrated edges associated with vernacular brick built cottages and their well-vegetated gardens. Overall a sensitive and intact development edge. There is some localised modern infill, along Blacksmith end, which locally reduces sensitivity of the LCZ. Medium to Low</p> <p>Integrated settlement edge, although areas of original vernacular settlement edge would be more sensitive by virtue of their intactness. The field pattern to the east of Blacksmith end is more intact along the road edge, with a medium scale in comparison to the large scale landscape to the west. Rising topography to the east, combined with woodland plantation provides containment of the settlement, with undeveloped skyline. Views to the west are expansive, with occasional landmark features such as church spires glimpsed breaking the skyline. This LCZ has a relatively low level of tranquillity and eroded landscape pattern with is influenced by the built edge.</p>	+
Visual Impact	<p>The site sits within the rising topography of Tofts Hill and borders the LCZ 3 which is described as being highly sensitive to residential development. The field is enclosed by hedgerows and contains unsightly agricultural buildings. Land is rising and site sits higher level than the road. Views across Vale of Belvoir from site and of the site from outside the village.</p> <p>Site borders the Conservation Area and a small sensitive development on the reduced site area would provide some enhancement.</p>	-
Agricultural Land classification	3b	++
Noise or other pollutants	Possible contamination from farm use.	+

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – Adjacent one boundary
Sewers	None
Oil pipelines	None
Power lines	None

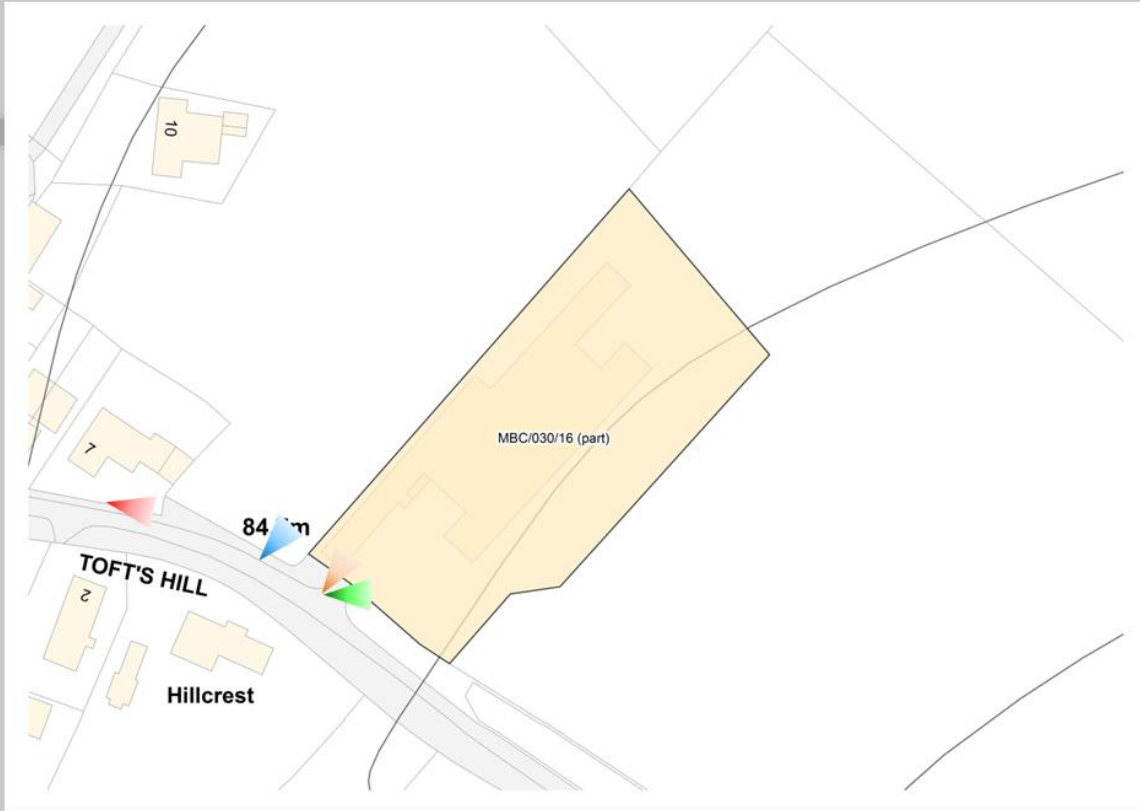
Sustainability Appraisal Summary
<p>Potential significant positive effects were identified for this site in relation to SA objectives 2: education and 10: poverty and deprivation (although score is part of a mixed effect overall). Potential significant negative effects were identified in relation to SA objective 6: biodiversity. The site is located 25m south from a potential local wildlife site due to the presence of mature ash trees on Tofts Hill and also 100m from Mill Hill Grasslands. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.</p>

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues raised

Deliverability						
Is there any infrastructure required that would impact on delivery?	No					
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?	Contamination and clearing of site					
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?	Within the next 5 years (by 2020/21)	Yes – small scale	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)	16/00223/FUL refused for 2 dwellings- appeal in progress	Outline		No permission	
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?	Appeal in progress					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Not identified					
What is the planned phasing of delivery?	Not identified					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified					
When is it envisaged that the affordable housing element will be delivered?	Small site – wouldn't trigger affordable housing requirement					

MBC/030/16

Mill Hill
Stathern



Picture A:



Picture B:



Picture C:



Picture D:

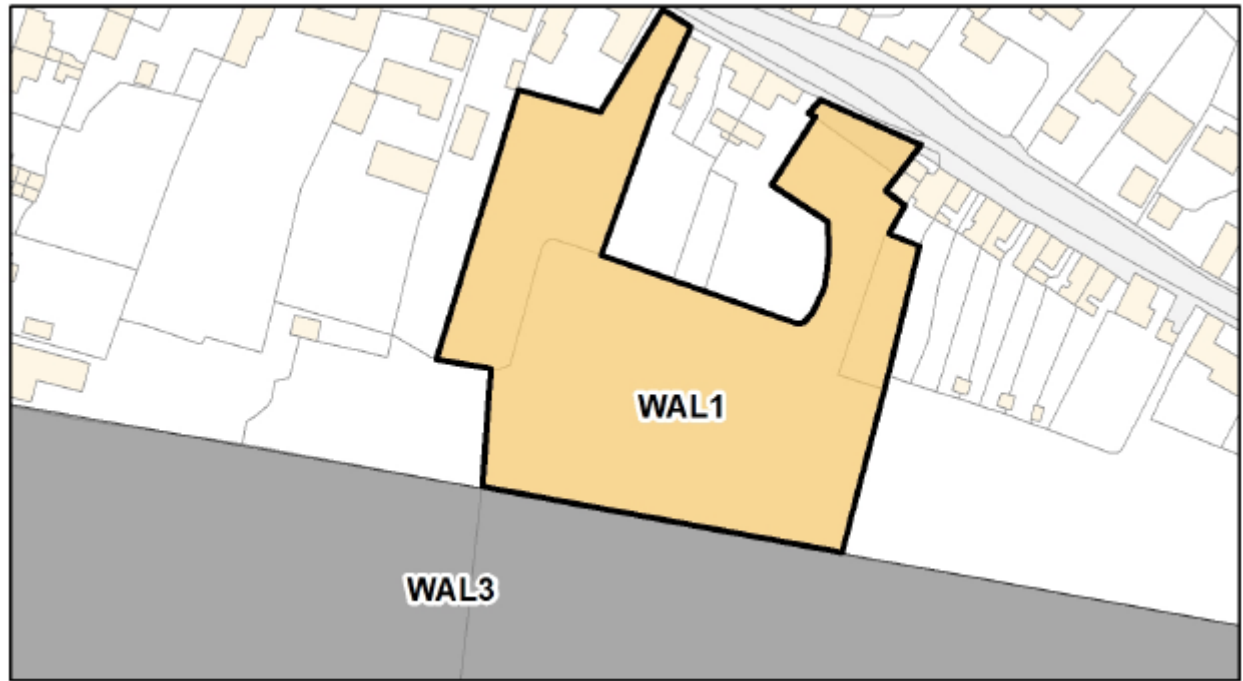


Waltham on the Wolds – Update to Site Assessments and Ranking

Updated Rank May 2017	Initial Rank September 2016	Address	Initial Reference	Updated Allocation Reference May 2017	Initial Allocation Reference September 2016	Updated Capacity May 2017	Initial Capacity September 2016	Score from Assessment Update	Summary of Assessment Update
1	1	Land rear of 48 High Street	MBC/054/13	WAL1	WAL1	26	26	32	Planning permission granted for 26 dwellings.
2	2	Land east of Melton Road	MBC/140/13 & MBC/164/15	WAL2	WAL2	88	88	31	Part of site has planning permission for 45 dwellings. Site is well located within settlement which has a range of services and facilities. The site is well screened by existing built form on three sides and is distant from conservation area.
3	3	Land east of Melton Road	MBC/192/15	WAL3 Reserve	WAL3 Reserve	168	168	31	Offers opportunity for large scale development but is potentially out of scale with the current settlement if developed to full potential capacity. The site is screened by existing development on all sides.
4	4	Land rear of 19 High Street	MBC/053/13	Not allocated	Not allocated	10	10	28	Site is within built form of village but access arrangement may restrict the number of additional houses in this backland setting. Not LGS designated.
5	5	Land west of Mere Road	MBC/020/16	Not allocated	Not allocated	67	67	30	Site is greenfield and edge of village in medium LCZ area. Site is quite prominent from views from the north but would be read against the backdrop of the existing village and edge formed by rear of Mere Road properties. Good potential access.
6	6	Land at Bescaby Lane (part)	MBC/055/13	Not allocated	Not allocated	30	30	25	Site is well located in a settlement with a good range of services and facilities. However part so the site are exposed and link poorly to the fabric of the village due to intervening development requiring a protracted route. The site has some

									environmental constraints especially landscape impact. May suit smaller scale development that can respect village character, i.e. smaller scale linear development closer to the village for up to 30 dwellings.
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Site Assessments – Waltham on the Wolds					
Site Reference	WAL1 (MBC/054/13)				
Site Address	Land rear of 48 High Street				
Settlement	Waltham on the Wolds				
Settlement Category	Service Centre				
Gross Site Area	0.68ha				
Net Site Area & Reason	0.68ha (planning permission granted)				
Capacity & Calculation Formula	26 (planning permission granted for 26)				
Planning History	14/00777/FUL granted for 26 dwellings on 24/11/2016				
Land Owner/ Agent providing update	Katie Gulliver – Barwood Homes	Last update received	9 th February 2017	Assessment last updated	13 th February 2017



Overall Summary			
Site is well located in a settlement with good access to services and facilities within the village. Planning permission has been granted for 26 dwellings, resolving all technical constraints and issues through the application process.			
Issues/ constraints to be mitigated			
None – planning permission granted.			
Availability	Suitability	Deliverability	Viability
Land available now	Planning permission granted for 26 dwellings	Housebuilder has confirmed that work will start on site May 2017 with first dwelling completed December 2018 at a rate of 1.5 dwellings per month	No issues raised

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	Yes – pp granted including s106 and currently discharging conditions

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Well related with settlement, adjoins existing built residential built form close to the centre.	++
Access to services and facilities (by foot (ideally 800m ⁴⁵) / bicycle (2km) or public transport.	Primary school is located 400m to the west. 120m to the north west along Main Street is the convenience shop and deli. 300m to the north east is the GP surgery.	++
Proximity to employment;	Within the following distances of employment opportunities: 480m Fairfield Business Park 1.5km Masterfoods HQ 6.6km Asfordby Storage & Haulage 7.2km Snow Hill Industrial Estate 8.6km Asfordby Business Park 8.8km Stanton PLC	++
Availability of public transport;	On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service Route 55/56 also present and provides infrequent service to other villages, Melton and Grantham	+
Brownfield land.	No	--
Loss of employment or other beneficial use	No	0
Access / including public footpath access;	Planning permission examined these issues and was granted.	++
Major infrastructure requirements (transport	No	++

⁴⁵ Mfs indicates 800 metres can be walkable.

schemes etc)																																		
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Waltham Primary School is 390m to the west of the site. The capacity agreed is currently 100 pupils. There are currently 75 enrolled (Jan 2017). Forecasts show that the school will have capacity of 26 places by January 2021. The Local Education Authority have not raised Waltham School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="734 459 1509 644"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>WAL1</td> <td>26</td> <td>6</td> </tr> <tr> <td>WAL2</td> <td>88</td> <td>21</td> </tr> <tr> <td>Total</td> <td>114</td> <td>27</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1" data-bbox="734 753 1532 1155"> <thead> <tr> <th>School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton Mowbray</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> <tr> <td>Long Field Academy Melton Mowbray</td> <td>800</td> <td>546</td> <td>670</td> <td>130</td> </tr> </tbody> </table> <p>The nearest secondary education provision is 8km to the south west at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.</p>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	WAL1	26	6	WAL2	88	21	Total	114	27	School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton Mowbray	1100	1145	1285	-185	Long Field Academy Melton Mowbray	800	546	670	130	++
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Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
WAL1	26	4
WAL2	88	15
Total	114	19

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Waltham on the Wolds is covered by Waltham and Bottesford Surgeries which have 4,653 registered patients who are served by 3 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Waltham Surgery or the South West Lincolnshire Clinical Commissioning Group who are responsible for the Bottesford Surgery.

NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017.

	At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Northern parts of site where it meets Main Street are within the Waltham on the Wolds conservation area. The nearest listed building, Garden Wall and Gate Piers at Stoneleigh (no 17) are located 115m to the north west along Main Street. Heritage impacts were examined through planning application process and found to be acceptable.	+
Flooding/Drainage	Flood zone 1. Issues from groundwater resolved through planning application process.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Examined through planning and found to be acceptable. Acceptable ecological impact assessment.	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Groundwater & Strata Issues, resolved through planning application process.	+
Landscape designation (<i>influence report – designation</i>).	LCZ 4 Waltham on the Wolds Southeast –Judged to have medium sensitivity as a whole, however the site in question is enclosed and separated from open countryside beyond and detached from the rest of the LCZ.	0
Visual Impact	The site is largely screened by existing built form along Main Street to the north and the A607 and Mill Lane to the west. The visual impacts were assessed through the planning application process and deemed to be acceptable.	++
Agricultural Land classification	2-4 Very complex soil pattern . Every type from clay to sand. not high grade.	+
Noise or other pollutants	None. Planning application investigated such issues and found it acceptable.	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – adjacent one boundary
Sewers	None – adjacent one boundary
Oil pipelines	None
Power lines	None

Sustainability Appraisal Summary

Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 9: social inclusion and 10: poverty and deprivation. Potential significant negative effects were identified in relation to SA objectives 6: biodiversity and geodiversity and 8: land use. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	No					
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?	Dealt with through planning application					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)	14/00777/FUL granted	Outline		No permission	
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?	N/A					
How long has been allowed for site preparation works?	6 weeks					
When is it expected that the first dwelling on site will be completed?	December 2018					
What is the planned phasing of delivery?	1.5 dwellings per month					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	Not identified					



WAL1

Land rear of 48 High Street
Waltham on the Wolds

Picture A:



Picture B:



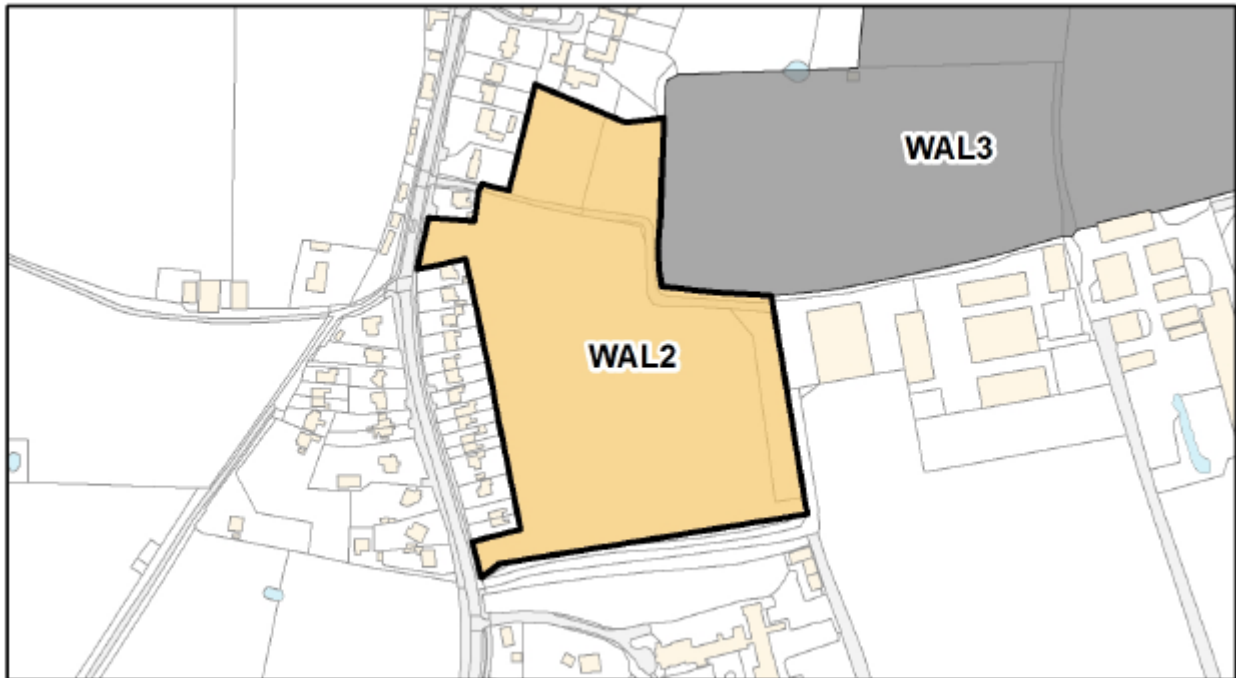
Picture C:



438

Picture D:



Site Assessments – Waltham on the Wolds					
Site Reference	WAL2 (MBC/140/13 & MBC/164/15)				
Site Address	Land east of Melton Road				
Settlement	Waltham on the Wolds				
Settlement Category	Service Centre				
Gross Site Area	4.68ha				
Net Site Area & Reason	2.83ha (62.5% of 4.68ha)				
Capacity & Calculation Formula	88 (2.83ha @ 30dph)				
Planning History	16/00847/OUT for 60 dwellings pending consideration on southern part of site. 15/01011/OUT for 45 dwellings granted 18/07/2016 on northern part of site.				
Land Owner/ Agent providing update	Michelle Galloway - Pegasus Group	Last update received	5 th January 2017	Assessment last updated	30 th January 2017

Overall Summary
<p>Site is well located to the rear of existing built form along Melton Road, close to village services and facilities. The site is split into two sections, northern and southern. The northern section has outline consent for 45 dwellings; a housebuilder has bought the land and is intending to submit a reserved matters application shortly. The southern section is subject to a planning application for 60 dwellings which is currently pending consideration. A masterplan has been provided for the site which shows comprehensive development. The site is therefore considered suitable for development.</p>
Issues/ constraints to be mitigated
<ul style="list-style-type: none"> • Sustainable transport solutions and contributions to smarter choices • Health care requirement contributions

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concludes that the site is suitable for development. Planning permission granted on northern section.	Site is split into two sections, northern and southern. Northern section has outline consent for 45 and has been sold to housebuilder. They intend to submit reserved matters application shortly and complete first dwelling Autumn 2017 with a delivery rate of 3 per month. The southern section is subject to a planning application which is pending consideration and once permission is obtained looking for first delivery in Summer 2018 at a rate of 3 dwellings per month.	No known issues

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); - (negative); - - (Strong negative).
Meeting identified need;	Potential to accommodate significant number of dwellings (88 on parcel MBC/164/15 and 18 on parcel MBC/140/13) .	++
Relationship / connectivity with host settlement;	Well connected to built form of Waltham, behind frontage development on Melton Rd and Fair Farm barns to rear.	++
Access to services and facilities (by foot (ideally 800m ⁴⁶) / bicycle (2km) or public transport.	Primary school is located 145m to the north. 520m to the north east is the convenience shop and deli. 860m to the north east is	++

⁴⁶ Mfs indicates 800 metres can be walkable.

	the GP surgery.	
Proximity to employment;	<p>Within the following distances of employment opportunities:</p> <p>Adjacent Fairfield Business Park 400m Fairfield Business Park 1.2km Masterfoods HQ 6.1km Asfordby Storage & Haulage 6.7km Snow Hill Industrial Estate 8.6km Asfordby Business Park 8.8km Stanton PLC</p>	++
Availability of public transport;	<p>On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service Route 55/56 also present and provides infrequent service to other villages, Melton and Grantham. Bus stop is in immediate vicinity.</p>	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	Agricultural.	0
Access / including public footpath access;	<p>2 Footpaths cross the site; would need to be incorporated into development. Footpaths offer permeability and access to countryside (recreation).</p> <p>Highway Authority Response December 2016: This site is currently awaiting a decision on a planning application for 45 dwellings (15/00398) to which the LHA did not object. Subject to the same conditions and access arrangements as submitted for the current application the LHA would not object to the redevelopment of this site for 50 dwellings</p> <p>The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: Improvements to footway facilities to assist and encourage walking from the site into the village centre. Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p>	+
Major infrastructure requirements (transport	No	++

schemes etc)																																		
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Waltham Primary School is 145m to the north of the site. The capacity agreed is currently 100 pupils. There are currently 75 enrolled (Jan 2017). Forecasts show that the school will have capacity of 26 places by January 2021. The Local Education Authority have not raised Waltham School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="734 459 1509 644"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>WAL1</td> <td>26</td> <td>6</td> </tr> <tr> <td>WAL2</td> <td>88</td> <td>21</td> </tr> <tr> <td>Total</td> <td>114</td> <td>27</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1" data-bbox="734 790 1532 1190"> <thead> <tr> <th>School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton Mowbray</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> <tr> <td>Long Field Academy Melton Mowbray</td> <td>800</td> <td>546</td> <td>670</td> <td>130</td> </tr> </tbody> </table> <p>The nearest secondary education provision is 8km to the south west at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton</p>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	WAL1	26	6	WAL2	88	21	Total	114	27	School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton Mowbray	1100	1145	1285	-185	Long Field Academy Melton Mowbray	800	546	670	130	++
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Mowbray.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
WAL1	26	4
WAL2	88	15
Total	114	19

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Waltham on the Wolds is covered by Waltham and Bottesford Surgeries which have 4,653 registered patients who are served by 3 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Waltham Surgery or the South West Lincolnshire Clinical Commissioning Group who are responsible for the Bottesford Surgery.

NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational

	<p>from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>No Scheduled Monuments in close proximity to the site. Nearest listed building is Mile Post at SK80022456 which is 41m to the west. This however is separated from site by existing dwellings along Melton Road. Site is outside the Waltham on the Wolds conservation area 48m from the boundary. The development of this site is unlikely to impact on its character and appearance due to distance and intervening features.</p>	+
Flooding/Drainage	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	<p>No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site identified as a Bio-diversity study. Potential for protected species on site.</p>	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	<p>No constraints identified. Planning application 15/01011 determined that access if feasible. Site suffers from poor drainage and SUDS with discharge in mains sewer would be necessary (infiltration not possible). Application 15/01011 demonstrated this possible, subject to flow controls.</p>	++
Landscape designation (<i>influence report – designation</i>).	<p>Site is partially located in two character areas: LCZ 4: Waltham on the Wolds Southeast “Overall landscape sensitivity of this LCZ to residential development is judged medium, by virtue of the simple landscape pattern, landscape scale and presence of ‘edge’ influences. There is variation within this judgement e.g. more exposed parts would have a higher sensitivity, and the contained northernmost fields would have the lowest landscape sensitivity for these reasons. However, the long distance Mowbray Way promoted route would</p>	0

	<p>have a higher sensitivity (recreational value)”</p> <p>Site occupies a small part of this LCZ and contains no intricate landscape patterns or rare features. It is ‘boxed in’ Melton Rd development and Fairfield so as to be separated from the remainder of the LCZ both physically and visually. It is part of the ‘contained’ northernmost fields referred to.</p> <p>LCZ 5 Waltham on the Wolds South: “Overall landscape sensitivity to residential development in this LCZ is medium to high, due to the largely intact landscape character, the presence of rare historic landscape elements and the relative intricacy of landscape scale and pattern, all of which would be sensitive to residential development footprint, as would the generally poor relationship of the landscape to the settlement edge”</p> <p>Site occupies a small part of this LCZ and contains no intricate landscape patterns or rare features. It is ‘boxed in’ by Manor Farm and Melton Rd development so as to be separated from the remainder of the LCZ both physically and visually</p>	
Visual Impact	Site is well screened by existing built form along Melton Road and farm/industrial buildings to the south.	+
Agricultural Land classification	3b – lower quality	++
Noise or other pollutants	None identified.	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – adjacent access points
Sewers	None – adjacent access points
Oil pipelines	None
Power lines	None

Sustainability Appraisal Summary

Potential significant positive effects were identified for this site in relation to SA objectives 1: housing, 2: education, 9: social inclusion, 10: social deprivation and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 5: landscape. The site is located towards the southern western edge of Waltham on the Wolds and has been identified as being mostly within the LCZ5: Waltham on the Wolds South (a small portion of the site to the north is located within LCZ4: Waltham on the Wolds Southeast) in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study169 commissioned by the Council. The area in which most of the site falls within has medium to high sensitivity to residential development due to the largely intact landscape character, the presence of rare historic landscape elements and the relative intricacy of landscape scale and pattern. As such a significant negative effect is recorded for this SA objective. This negative effect is uncertain given that the design of any development proposed for the site is unknown at present. The site is not located within an Area of Separation.

Viability

Are there any known factors that impact on the viability of bringing the site forward?	No known issues.
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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?	Sensitive boundary to rear gardens of existing dwellings along Melton Road. Proximity to Fair Field Industrial Park. Retention of rights of way. Sloping site.
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?	These constraints have been factored into the master planning of the site. Masterplan provided.
Is there agreement with the landowner/s that the site is available and deliverable?	Yes – Northern part of site which has planning permission for 45 has been sold to Brampton Valley Homes.

When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	16/00847/OUT for 60 dwellings pending consideration on southern part of site. 15/01011/OUT for 45 dwellings granted on northern part of site	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Brampton Valley Homes have bought the northern part of the site which has outline consent for 45 dwellings and intend to submit reserved matters application in 2017. Once permission is obtained on the southern section, housebuilder would look to secure reserved matters approval early 2018.					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	3 months					
When is it expected that the first dwelling on site will be completed?	Northern section - Autumn 2017; Southern section – Summer 2018					
What is the planned phasing of delivery?	Northern section – 3 dwellings per month so should be complete by early 2019. Southern section -3 dwellings per month so should be complete by summer 2020.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	The owner is obliged through the S106 Agreement to complete an Agreement with an Affordable Housing Provider and dispose of the units prior to the occupation of 50% of the market housing units.					

WAL2

Land east of Melton Road
Waltham on the Wolds



Picture A:



Picture B:



Picture C:



Picture D:



Site Assessments – Waltham on the Wolds					
Site Reference	WAL3 RESERVE (MBC/192/15)				
Site Address	Land east of Melton Road				
Settlement	Waltham on the Wolds				
Settlement Category	Service Centre				
Gross Site Area	8.96ha				
Net Site Area & Reason	5.6ha (62.5% of 8.96ha)				
Capacity & Calculation Formula	168 (5.6ha @ 30dph)				
Planning History	16/00971/OUT for 124 dwellings pending consideration				
Land Owner/ Agent providing update	Jenny Keen - Marrons Planning	Last update received	30 th January 2017	Assessment last updated	30 th January 2017
Overall Summary					
Site is well located within the village, in close proximity to services and facilities. It is well screened on all sides by existing built form. The scale of the site in comparison to the existing village may raise some concerns, however it is considered subject to sensitive design and layout an appropriate scheme could be developed.					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> Sustainable transport solutions and contributions to smarter choices Overall scale 					
Availability	Suitability	Deliverability		Viability	
Land available now	Site assessment concluded that the site is suitable for development.	Estimated that subject to planning consents and site preparation works taking 6 months that the first dwelling could be delivered later summer 2018 with a delivery rate of 2-3 dwellings per month		Agent stated this is dependent on s106 requirements.	

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1 – Signed heads of terms with Barwood Homes
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative).
Meeting identified need;	Potential to accommodate some 169 Market and affordable houses.	++
Relationship / connectivity with host settlement;	Well connected to built form of Waltham, behind frontage development on Melton Road and Fair Farm barns to rear. Adjacent to High Street; well screened	++
Access to services and facilities (by foot (ideally 800m ⁴⁷) / bicycle (2km) or public transport.	Primary school is located 250m to the west. 160m to the north is the convenience shop and deli. 500m to the north east is the GP surgery.	++
Proximity to employment;	Within the following distances of employment opportunities: 180m Fairfield Business Park 1.4km Masterfoods HQ 6.5km Asfordby Storage & Haulage 7.1km Snow Hill Industrial Estate 8.3km Asfordby Business Park 8.6km Stanton PLC	++
Availability of public transport;	On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service Route 55/56 also present and provides infrequent service to other villages, Melton and Grantham. Bus stops in immediate vicinity.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	Agricultural.	0
Access / including public footpath access;	Several Footpaths cross the site; would need to be incorporated	+

⁴⁷ Mfs indicates 800 metres can be walkable.

	<p>into development. Existing footpaths offer good links to centre of village and facilities, and access to countryside beyond.</p> <p>Highway Authority Response December 2016: The site is well placed to access the local Primary School, shops and regular bus services. On application, improvements to access these facilities by sustainable transport (walking/ cycling/ public transport) should be explored further. Local shops are located within 1km from the site. Connectivity between the site and adjacent footpaths would need to be explored/improved as the site is somewhat detached from the village should the only access point be to the east. A single point of access would be acceptable for the number of dwellings anticipated (Normal dwelling limits given in 6Cs Design Guide, Table DG1: General geometry of residential roads). It is unclear how an access in accordance with the 6C's Design Guide could be created at the Stonesby Road/ High Street/ Garthorpe Lane junction which is within the highway boundary and accommodates existing driveway accesses. Provision of a pedestrian crossing facility over the A607 should also be explored outside of the school.</p> <p>As the site is currently vacant, trip generation should be taken from similar sites in the TRICS database and growth rate taken from TEMPRO for the opening year. Distribution on the network should be taken from Travel to Work Census data (most up to date data available). The site would be acceptable in principle to the highway authority should improvements to sustainability be demonstrated, and the following information being submitted and agreed: Transport Assessment including junction assessments. Travel Plan. Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p>	
Major infrastructure requirements (transport schemes etc)	None required	++
Infrastructure capacity (schools / GPs / etc);	Primary Education: Waltham Primary School is 250m to the west of the site. The capacity agreed is currently 100 pupils. There are	++

currently 75 enrolled (Jan 2017). Forecasts show that the school will have capacity of 26 places by January 2021.

The Local Education Authority have not raised Waltham School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.

Ref	Site Capacity	No. of school places generated (0.239 per dwelling)
WAL1	26	6
WAL2	88	21
Total	114	27

Secondary Education:

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 8km to the south west at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
WAL1	26	4
WAL2	88	15
Total	114	19

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Waltham on the Wolds is covered by Waltham and Bottesford Surgeries which have 4,653 registered patients who are served by 3 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Waltham Surgery or the South West Lincolnshire Clinical Commissioning Group who are responsible for the Bottesford Surgery.

NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road

	Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No Scheduled Monuments in close proximity to the site. The site abuts the Waltham on the Wolds conservation area at one point on the corner of Mill Lane, however it is outside the conservation area. The nearest listed building, The Old Mill is located 31m to the north of the site. Due to separation and intervening built form it is unlikely that a detrimental impact on character and appearance of heritage assets would occur.	++
Flooding/Drainage	All in Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site identified as a Bio-diversity study. Potential for protected species on site. Site assessed by Ecological/Biodiversity study as being of ' lower ecological value '	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	No constraints identified.	++
Landscape designation (<i>influence report – designation</i>).	LCZ 4: Waltham on the Wolds Southeast: Overall landscape sensitivity of this LCZ to residential development is judged medium, by virtue of the simple landscape pattern, landscape scale and presence of 'edge' influences. There is variation within this judgement e.g. more exposed parts would have a higher sensitivity, and the contained northernmost fields would have the lowest landscape sensitivity for these reasons. However, the long distance Mowbray Way promoted route would have a higher sensitivity (recreational value). Site occupies a small part of this LCZ and contains no intricate landscape patterns or rare features. It is 'boxed in' by Manor Farm	0

	and Melton Rd and High St development so as to be separated from the remainder of the LCZ both physically and visually	
Visual Impact	The site is well screened by existing built form on all sides.	++
Agricultural Land classification	3b – lower quality	++
Noise or other pollutants	<ul style="list-style-type: none"> Adjacent potential polluting sources (-) (farm buildings – noise, odour) 	-

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	Water main crosses site
Sewers	None
Oil pipelines	None
Power lines	None – Line (HV) runs along one boundary

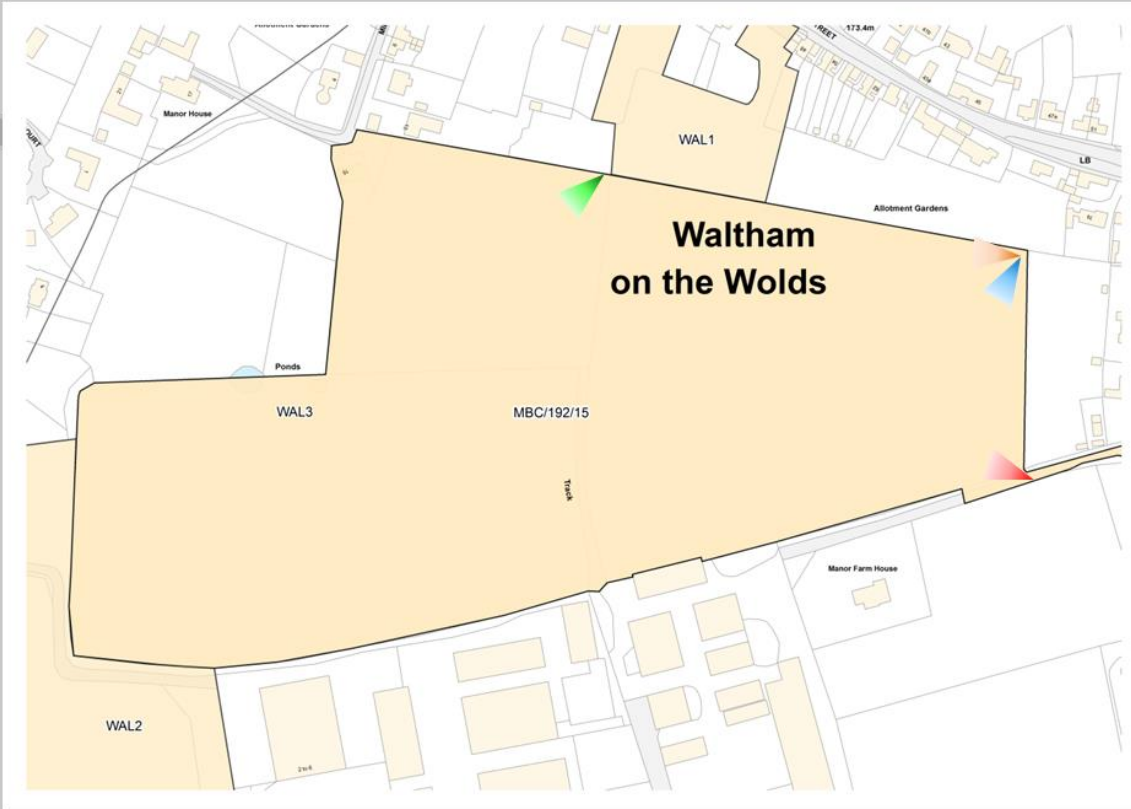
Sustainability Appraisal Summary
<p>Potential significant positive effects were identified for this site in relation to SA objectives 1: housing, 2: education, 3: transport, 9: social inclusion, 10: social deprivation and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 8: efficient use of land and resources. The site is located on land which is within the boundaries of a limestone Mineral Consultation Area. The siting of housing at this location may impact upon the efficient use of minerals through restriction or even sterilisation; therefore a minor negative effect is identified in relation to the efficient use of resources. The site is also located on greenfield land which has been identified as mostly Grade 2 Agricultural Land (some of the site to the north east has been identified as being on Grade 3 agricultural quality land) and development at this location would result in this high quality agricultural land being lost to another use. A significant negative effect is therefore expected on this SA objective overall.</p>

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	Dependent on s106 requirement

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?	None identified					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes – Landowner has signed heads of terms with Barwood Homes					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	16/00971/OUT for 124 dwellings pending consideration	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Subject to gaining outline consent, but fairly quickly in order for site preparation works to begin at start of 2018					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	6 months					
When is it expected that the first dwelling on site will be completed?	Late summer 2018					
What is the planned phasing of delivery?	2-3 dwellings per month					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	Dependent on s106 requirement					

WAL3

Land east of Melton Road
Waltham on the Wolds



Picture A:



Picture B:



Picture C:



Picture D:



Site Assessments – Waltham on the Wolds					
Site Reference	MBC/053/13				
Site Address	Land rear of 19 High Street				
Settlement	Waltham on the Wolds				
Settlement Category	Service Centre				
Gross Site Area	0.32ha				
Net Site Area & Reason	0.32ha				
Capacity & Calculation Formula	10 (0.32ha @ 30dph)				
Planning History	08/00442/COU – Change of use from paddock to garden area approved.				
Land Owner/ Agent providing update	Rob Pilkington	Last update received	On site 2 nd February 2017	Assessment last updated	13 th February 2017
Overall Summary					
Site is well located in a settlement towards the top of our assessment of services. Minimal environmental constraints.					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Access • Proximity to dwellings on High Street and potential for amenity issues 					
Availability	Suitability	Deliverability		Viability	
Land is available now	Site assessment concluded that the site is suitable for development.	Landowner confirms the site could come forward within five years due to it being a small scale site, intending on progressing the site but subject to discussions with highways about how many additional dwellings could utilise the access.		No issues raised	

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Potential to accommodate up to 10 Market and affordable houses.	+
Relationship / connectivity with host settlement;	Well connected to built form of Waltham, surrounded on all sides by existing built form	++
Access to services and facilities (by foot (ideally 800m ⁴⁸) / bicycle (2km) or public transport.	Within 800m of all of all facilities in Waltham.	++
Proximity to employment;	Within the following distances of employment opportunities: 630m Fairfield Business Park 1.7km Masterfoods HQ 6.9km Asfordby Storage & Haulage 7.3km Snow Hill Industrial Estate 8.7km Asfordby Business Park 9.1km Stanton PLC	++
Availability of public transport;	On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service Route 55/56 also present and provides infrequent service to other villages, Melton and Grantham Bus stop[s] in immediate vicinity.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	Garden	0

⁴⁸ Mfs indicates 800 metres can be walkable.

Access / including public footpath access;	Site connects to High St but site is constrained due to narrow access and it flanked by existing buildings. No obvious alternative to rear as separated by gardens from other roads, Burgins Lane and Windsor Road. The access would not support 10 dwellings,	--																																
Major infrastructure requirements (transport schemes etc)	None required	++																																
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Waltham Primary School is 390m to the west of the site. The capacity agreed is currently 100 pupils. There are currently 75 enrolled (Jan 2017). Forecasts show that the school will have capacity of 26 places by January 2021. The Local Education Authority have not raised Waltham School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="723 710 1451 885"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>WAL1</td> <td>26</td> <td>6</td> </tr> <tr> <td>WAL2</td> <td>88</td> <td>21</td> </tr> <tr> <td>Total</td> <td>114</td> <td>27</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1" data-bbox="723 989 1473 1300"> <thead> <tr> <th>School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton Mowbray</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> <tr> <td>Long Field Academy Melton Mowbray</td> <td>800</td> <td>546</td> <td>670</td> <td>130</td> </tr> </tbody> </table> <p>The nearest secondary education provision is 8km to the south west at John Ferneley College and Long Field</p>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	WAL1	26	6	WAL2	88	21	Total	114	27	School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton Mowbray	1100	1145	1285	-185	Long Field Academy Melton Mowbray	800	546	670	130	++
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Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
WAL1	26	4
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Total	114	19

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Waltham on the Wolds is covered by Waltham and Bottesford Surgeries which have 4,653 registered patients who are served by 3 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Waltham Surgery or the South West Lincolnshire Clinical Commissioning Group who are responsible for the Bottesford Surgery.

NHS Dentist Services:

	<p>A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>Access is within the Waltham on the Wolds conservation area and the rest of the southern area of the site is adjacent to the boundary. The nearest listed buildings, Stoneleigh House and Barn and Granary at Stoneleigh are located 25m to the south on Main Street.</p> <p>Due to the site being set back from the frontage built form along Main Street there would be limited impact on both the listed buildings and the conservation area.</p>	+
Flooding/Drainage	All in Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	<p>No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site identified as a Bio-diversity study. Potential for protected species on site.</p> <p>Site not assessed by Ecological/Biodiversity study</p>	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	No constraints identified.	++
Landscape designation (<i>influence report – designation</i>).	<p>Landscape quality not assessed as within built core of village</p> <p>Reviewed as part of LGS review and not identified as meeting LGS criteria</p>	++

Visual Impact	Access is set back from conservation area behind existing built form and is therefore well screened.	+
Agricultural Land classification	N/A – not agricultural land	++
Noise or other pollutants	May be issues for occupiers of existing properties which are immediately adjacent the access point, causing noise and disturbance.	0

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – adjacent one boundary
Sewers	None – adjacent one boundary
Oil pipelines	None
Power lines	None

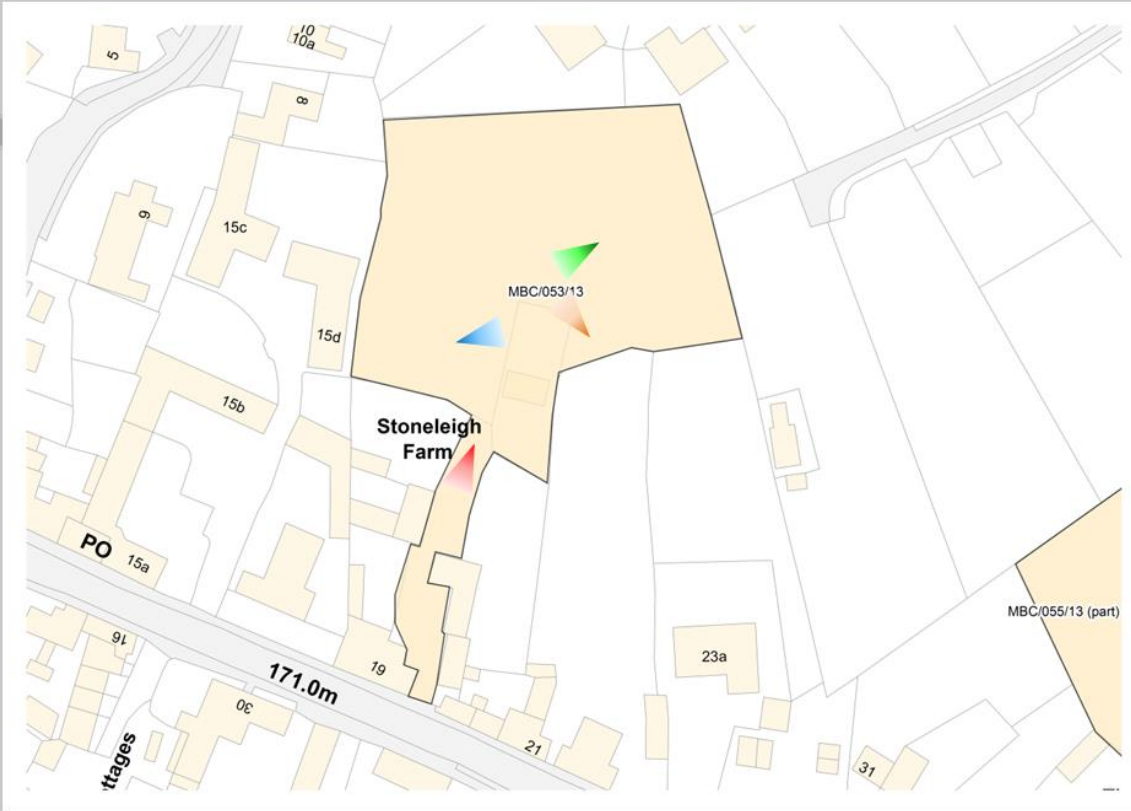
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Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 9: social inclusion and 10: poverty and deprivation. Potential significant negative effects were identified in relation to SA objectives 6: biodiversity and geodiversity and 8: land use. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	No					
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?	Access					
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?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Landowner is looking to progress site and is currently discuss access with Highways Authority.					
How long has been allowed for site preparation works?	Not identified – small scale site					
When is it expected that the first dwelling on site will be completed?	Not identified – small scale site					
What is the planned phasing of delivery?	Due to small scale of site could be delivered within 5 years.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	Number of dwellings wouldn't trigger affordable housing requirement					

MBC/053/13

Land rear of 19 High Street
Waltham on the Wolds



Picture A:



Picture B:

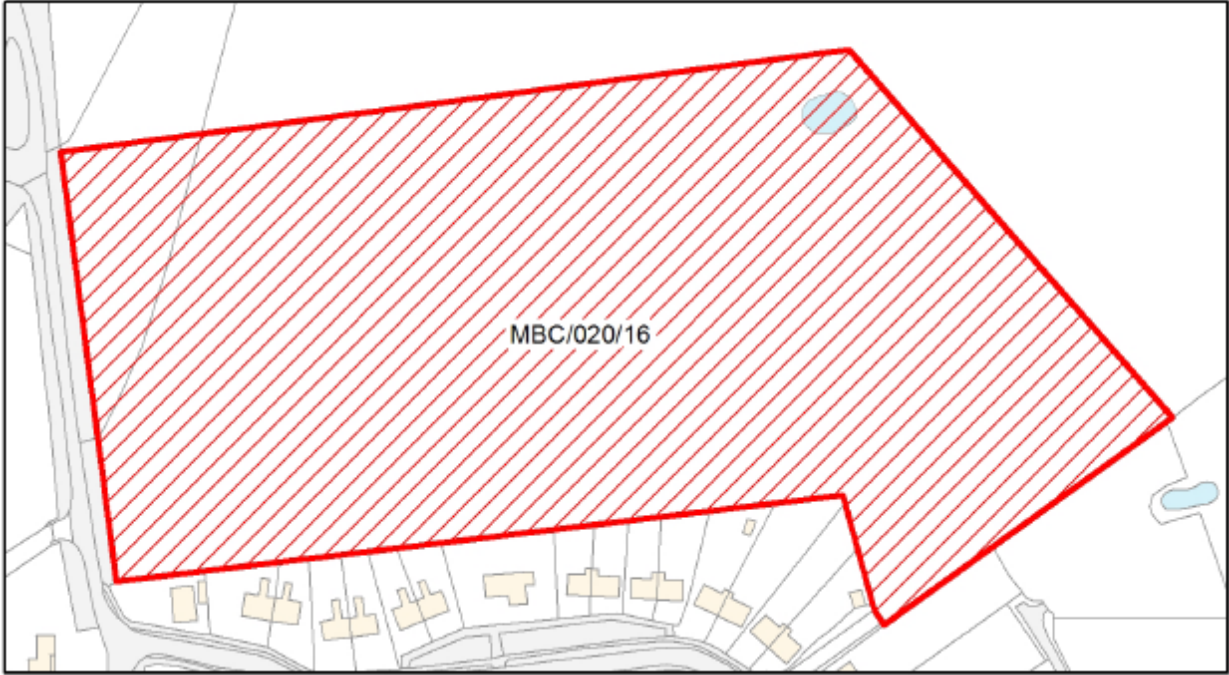


Picture C:



Picture D:



Site Assessments – Waltham on the Wolds					
Site Reference	MBC/020/16				
Site Address	Land west of Mere Road				
Settlement	Waltham on the Wolds				
Settlement Category	Service Centre				
Gross Site Area	3.55ha				
Net Site Area & Reason	2.22ha (62.5% of 3.55ha)				
Capacity & Calculation Formula	67 (2.22ha @ 30dph)				
Planning History	17/00080/OUT submitted for up to 99 dwellings				
Land Owner/ Agent providing update	Claire Pendle	Last update received	9 th February 2017 by phone	Assessment last updated	13 th February 2017

Overall Summary			
Site is well located in a settlement towards the top of our assessment of services. The site performs well in the SA criteria.			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> • Contribution requirements • Visual impact – edge of settlement 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site is suitable.	Agent has confirmed that the planning application has been submitted and the landowner is looking to deliver the site quickly, within 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?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Potential to accommodate some 106 Market and affordable houses.	++
Relationship / connectivity with host settlement;	Well connected to built form of Waltham, behind Mere Rd and Windsor Rd estate. Road frontage offers permeability into village centre but no opportunity for linkages to Mere Rd or other built areas.	++
Access to services and facilities (by foot (ideally 800m ⁴⁹) / bicycle (2km) or public transport.	Within 800m of facilities in Waltham.	++
Proximity to employment;	Within the following distances of employment opportunities: 860m Fairfield Business Park 2km Masterfoods HQ 7km Asfordby Storage & Haulage 7.3km Snow Hill Industrial Estate 8.8km Asfordby Business Park 9.1km Stanton PLC	++
Availability of public transport;	On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service Route 55/56 also present and provides infrequent service	+

⁴⁹ MfS indicates 800 metres can be walkable.

	to other villages, Melton and Grantham																																	
Brownfield land.	Greenfield	- -																																
Loss of employment or other beneficial use	Agricultural.	0																																
Access / including public footpath access;	None	++																																
Major infrastructure requirements (transport schemes etc)	No	++																																
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Waltham Primary School is 390m to the west of the site. The capacity agreed is currently 100 pupils. There are currently 75 enrolled (Jan 2017). Forecasts show that the school will have capacity of 26 places by January 2021. The Local Education Authority have not raised Waltham School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>WAL1</td> <td>26</td> <td>6</td> </tr> <tr> <td>WAL2</td> <td>88</td> <td>21</td> </tr> <tr> <td>Total</td> <td>114</td> <td>27</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1"> <thead> <tr> <th>School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton Mowbray</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> <tr> <td>Long Field Academy Melton Mowbray</td> <td>800</td> <td>546</td> <td>670</td> <td>130</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	WAL1	26	6	WAL2	88	21	Total	114	27	School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton Mowbray	1100	1145	1285	-185	Long Field Academy Melton Mowbray	800	546	670	130	++
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The nearest secondary education provision is 8km to the south west at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
WAL1	26	4
WAL2	88	15
Total	114	19

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Waltham on the Wolds is covered by Waltham and Bottesford Surgeries which have 4,653 registered patients who are served by 3 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Waltham Surgery or the South West Lincolnshire Clinical Commissioning Group who are responsible for the Bottesford Surgery.

	<p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>The site is outside the Waltham on the Wolds conservation area however the western boundary of the site is adjacent the boundary. The nearest listed building, Hall Farmhouse is located 100m to the south west.</p> <p>The site would front Mere Road and would have the opportunity to enhance the setting of the conservation area. Sensitive design and layout would be required in order to achieve this.</p>	+
Flooding/Drainage	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	<p>No SSSI, Local Wildlife sites or Candidate Local Wildlife sites.</p> <p>Potential for protected species on site.</p> <p>Not included in Biodiversity study</p>	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	No constraints identified. Access on to mere Rd which them links to A607 at existing junction. No highways comments available.	++
Landscape designation (<i>influence report</i> –	LCZ 2: Waltham on the Wolds Northeast	0

<i>designation).</i>	<p>“Overall sensitivity of this LCZ to development is medium. This is due to the simplicity and eroded nature of the landscape pattern and existing ‘edge’ influences, offset by the exposed visual character and areas of ridge and furrow, which would be far more sensitive”.</p> <p>Site prominent from views from the north but would be read against backdrop of existing village and edge formed by rear of Mere Rd properties.</p>	
Visual Impact	There would be significant visual impact from the north but it would be read in the context of the settlement with built form to the south. A sensitive design and layout could mitigate this impact.	-
Agricultural Land classification	3a/3b – lower quality	++
Noise or other pollutants	None identified.	++

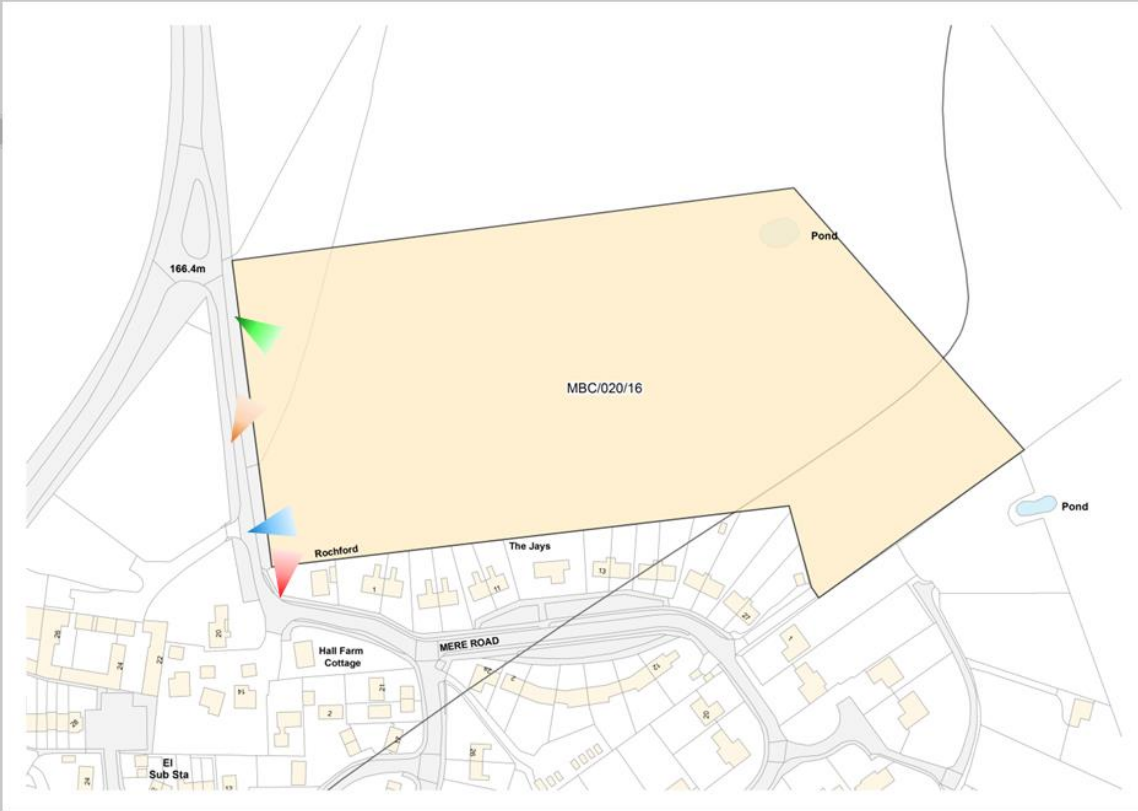
Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – adjacent one boundary
Sewers	None – adjacent one boundary
Oil pipelines	None
Power lines	None

Sustainability Appraisal Summary	
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 9: social inclusion and 10: poverty and deprivation. Potential significant negative effects were identified in relation to SA objectives 6: biodiversity and geodiversity and 8: land use. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.	
Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No known issues.

Deliverability						
Is there any infrastructure required that would impact on delivery?	No					
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?	Dealt with through planning application					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	17/00080/OUT submitted for up to 99 dwellings	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	As soon as outline consent is obtained					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Not identified					
What is the planned phasing of delivery?	Landowner is looking to progress site quickly, within 5 years					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

MBC/020/16

Land west of Mere Road
Waltham on the Wolds



Picture A:



Picture B:

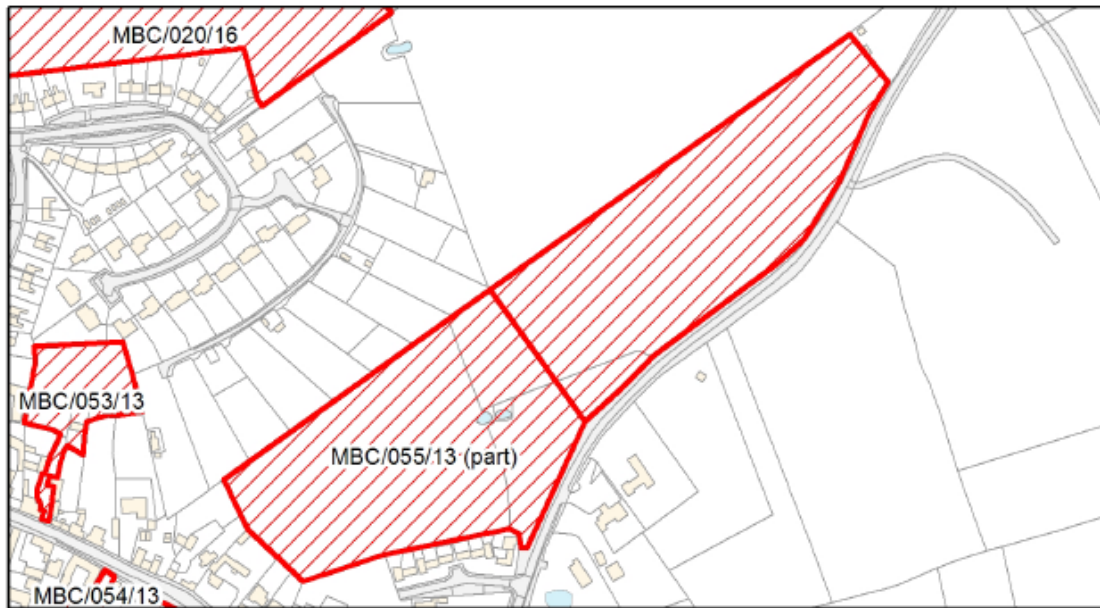


Picture C:



Picture D:



Site Assessments – Waltham on the Wolds					
Site Reference	MBC/055/13 (part)				
Site Address	Land at Bescaby Lane				
Settlement	Waltham on the Wolds				
Settlement Category	Service Centre				
Gross Site Area	4.76ha				
Net Site Area & Reason	2.98ha (62.5% of 4.76ha)				
Capacity & Calculation Formula	89 (2.98ha @ 30dph)				
Planning History	16/00793/OUT for 45 dwellings pending				
Land Owner/ Agent providing update	George Machin - GraceMachin Planning & Property	Last update received	Awaiting information	Assessment last updated	13 th February 2017

Overall Summary			
<p>Site is well located in a settlement towards the top of our assessment of service and free from constraints to implementation. However parts are exposed, and link poorly to the fabric of the village due to intervening development requiring a protracted route. The site has some environmental constraints especially landscape impact. May suit smaller scale development that can respect village character i.e. infill of the part closer to the village.</p>			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Sustainable transport solutions and contributions to smarter choices Issues that require further consideration are the level of contribution required in order to meet health care requirements. Frontage layout and design/materials 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land is available now	Site assessment concluded that the site is potentially suitable	Agent under the original submission identified that the site is deliverable within 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?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); -- (Strong negative).
Meeting identified need;	Potential to accommodate some 87 Market and affordable houses.	++
Relationship / connectivity with host settlement;	Southern part (approx. 1/3) connected to built form of Waltham and bordered on 3 sides by existing development, including more modern styles at Windsor Rd and Twells Rd (plus r/o High St properties., but depth significantly departs from the linear layout of this part of the village and protrudes significantly into open countryside.	+
Access to services and facilities (by foot (ideally 800m ⁵⁰) / bicycle (2km) or public transport.	Good access all of all facilities in Waltham, though poor permeability opportunity through exiting development would mean indirect route.	+
Proximity to employment;	Within the following distances of employment opportunities: 650m Fairfield Business Park 1.6km Masterfoods HQ 6.8km Asfordby Storage & Haulage 7.3km Snow Hill Industrial Estate 8.9km Asfordby Business Park 9.1km Stanton PLC	++
Availability of public transport;	On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service Route 55/56 also present and provides infrequent service to other villages, Melton and Grantham	+

⁵⁰ Mfs indicates 800 metres can be walkable.

	Bus stop[s] in immediate vicinity.																																	
Brownfield land.	Greenfield	--																																
Loss of employment or other beneficial use	Agricultural.	0																																
Access / including public footpath access;	No footpaths cross the site. Has extensive road frontages for access from Bescaby Lane	++																																
Major infrastructure requirements (transport schemes etc)	No	++																																
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Waltham Primary School is 390m to the west of the site. The capacity agreed is currently 100 pupils. There are currently 75 enrolled (Jan 2017). Forecasts show that the school will have capacity of 26 places by January 2021. The Local Education Authority have not raised Waltham School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>WAL1</td> <td>26</td> <td>6</td> </tr> <tr> <td>WAL2</td> <td>88</td> <td>21</td> </tr> <tr> <td>Total</td> <td>114</td> <td>27</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1"> <thead> <tr> <th>School</th> <th>Agreed Capacity Jan 2021</th> <th>Enrolled Jan 2017</th> <th>Forecast enrolled Jan 2021</th> <th>Capacity Jan 2021</th> </tr> </thead> <tbody> <tr> <td>Belvoir High School Bottesford</td> <td>650</td> <td>543</td> <td>595</td> <td>55</td> </tr> <tr> <td>John Ferneley College Melton Mowbray</td> <td>1100</td> <td>1145</td> <td>1285</td> <td>-185</td> </tr> <tr> <td>Long Field Academy Melton Mowbray</td> <td>800</td> <td>546</td> <td>670</td> <td>130</td> </tr> </tbody> </table> <p>The nearest secondary education provision is 8km to the</p>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	WAL1	26	6	WAL2	88	21	Total	114	27	School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Belvoir High School Bottesford	650	543	595	55	John Ferneley College Melton Mowbray	1100	1145	1285	-185	Long Field Academy Melton Mowbray	800	546	670	130	++
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Heritage Assets (SMs, listed buildings, CAs, archaeology);	The site is outside the Waltham on the Wolds conservation area however the southern boundary of the site is adjacent the conservation area boundary. The nearest listed buildings, Stoneleigh House and Barn and Granary are located 155m to the west. Sensitive design and layout would be required in order to limit the impact on the conservation area.	+
Flooding/Drainage	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site identified as a Bio-diversity study. Identified as alert area for protected species - Potential for protected species on site. Identified as 'Moderate Ecological Value' in biodiversity study	-
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	No constraints identified.	++
Landscape designation (<i>influence report – designation</i>).	<i>LCZ 2: Waltham on the Wolds Northeast</i> <i>Overall sensitivity of this LCZ to development is medium.</i> <i>This is due to the simplicity and eroded nature of the landscape pattern and existing 'edge' influences, offset by</i>	0

	<i>the exposed visual character and areas of ridge and furrow, which would be far more sensitive.</i>	
Visual Impact	Site is prominent and exposed from public views and approaches towards Waltham on Bescaby Lane. However southern parts are enclosed by development.	-
Agricultural Land classification	3a/b – lower quality	+
Noise or other pollutants	None identified.	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – adjacent one boundary
Sewers	None – adjacent one boundary
Oil pipelines	None
Power lines	None

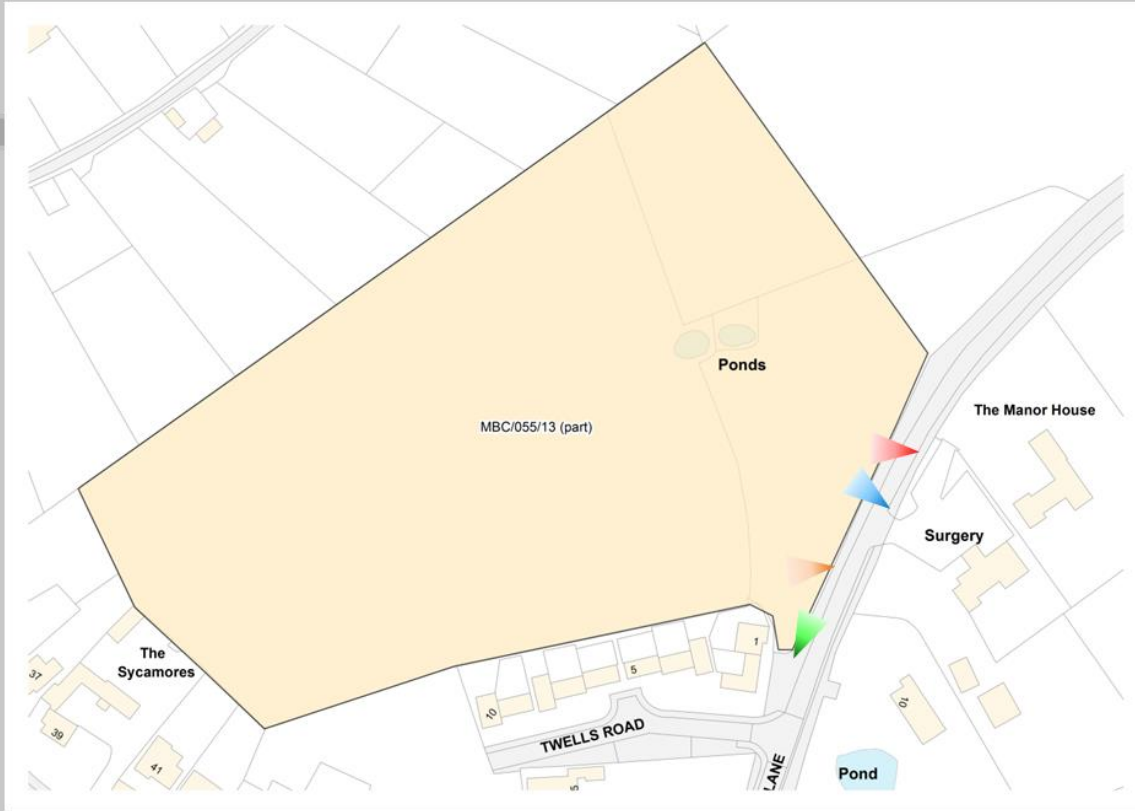
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Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No known issues.

Deliverability						
Is there any infrastructure required that would impact on delivery?	No					
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?	Dealt with through planning application					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	Not identified					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	Not identified					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	16/00793/OUT for 45 dwellings pending	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Not identified					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Not identified					
What is the planned phasing of delivery?	Not identified					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not identified					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

MBC/055/13

Land at Bescaby Lane
Waltham on the Wolds



Picture A:



Picture B:



Picture C:

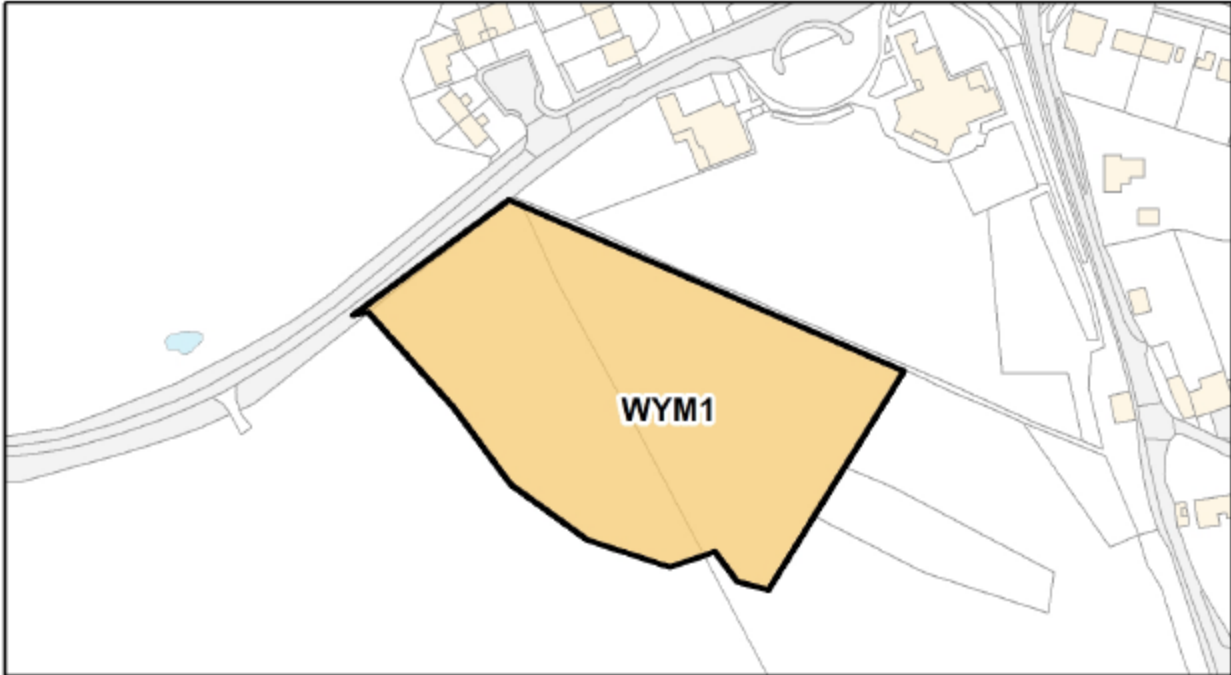


Picture D:



Wymondham – Update to Site Assessments and Ranking

Updated Rank May 2017	Initial Rank September 2016	Address	Initial Reference	Updated Allocation Reference May 2017	Initial Allocation Reference September 2016	Updated Capacity May 2017	Initial Capacity September 2016	Score from Assessment Update	Summary of Assessment Update
1	1	Glebe Road	MBC/056/13	WYM1	WYM1	12	12	22	Planning permission granted for 12 dwellings
2	2	Land off Butt Lane	MBC/018/13 & MBC/072/13	WYM2	WYM2	21	21	22	Two adjacent sites that logically could be developed comprehensively. Site MBC/072/13 has been reduced in area to limit the impact on the character of the settlement, keeping development as frontage development along Butt Lane.
3	3	Land known as Brickyard Lane	MBC/070/13	WYM3	WYM3	22	30	22	This site has been reduced in area to limit the impact on the character of the settlement in terms of the scale of development. The agent has provided further details of wider land ownership identifying that access is possible onto Main Street. The site has been identified as potentially having contamination which would need to be mitigated.

Site Assessments - Wymondham					
Site Reference	WYM1 (MBC/056/13)				
Site Address	Glebe Road				
Settlement	Wymondham				
Settlement Category	Service Centre				
Gross Site Area	0.6ha				
Net Site Area & Reason	0.6ha (permission granted)				
Capacity & Calculation Formula	12 (planning permission granted for 12)				
Planning History	15/00832/OUT for 12 dwellings granted 28/07/2016				
Land Owner/ Agent providing update	Colin Wilkinson	Last update received	8 th February 2017	Assessment last updated	8 th February 2017
					
Overall Summary					
<p>The site is well located to the village, with close proximity to the school. Site gained outline planning permission on the 28th July 2016, for 12 dwellings through planning application 15/00832/OUT. The Highways Authority have accepted the applicants solution to gain safe access. Whilst the land included in the SHLAA submission is larger than that in the planning application, there is no justification given at present to allow a larger allocation to allow further development on site. The fact the site has reduced from 17, to 15 and finally to 12 through the planning process just to gain a planning approval suggests the site is now at capacity.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> Issues dealt with through planning application process 					
Headline Information					
Availability	Suitability	Deliverability		Viability	
Land available now	Planning permission granted	Expect to submit reserved matters application within 12 months. Agent states site can be delivered within 5 years but specific timescales will be down to developer who purchases site.		No issues raised	

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); -- (Strong negative).
Meeting identified need;	Potential to accommodate some 12 Market and affordable houses.	+
Relationship / connectivity with host settlement;	Adjoins the western edge of the village, south of Main Street.. Well related to the built form of the village. Would be a logical expansion to the village, keeping the majority of the additional built form to the south of Main Street is in keeping with the historic development of the settlement.	+
Access to services and facilities (by foot (ideally 800m ⁵¹) / bicycle (2km) or public transport.	The site lies adjacent to the school and though it lies to the western extremity of the village, it is still close to the villages services and facilities. LCC had reservations regarding a larger application on this site, however due to the reduced numbers a suitable access may be achievable.	+
Proximity to employment;	Employment opportunities in the surrounding area include: 5.7km Masterfoods HQ 7.8km Asfordby Storage & Haulage 7.8km Hudson Road Estate 8.2km Masterfoods Factory 9.1km Jeld-Wen Factory 9.1km Snow Hill Estate	-

⁵¹ MFS indicates 800 metres can be walkable.

	10km Melton Airfield	
Availability of public transport;	2 hourly Mon-Sat daytime to Melton Mowbray and Oakham.	+
Brownfield land.	Greenfield site.	--
Loss of employment or other beneficial use	Current agricultural use on the site	0
Access / including public footpath access;	<p>No public rights of way cross the site. Access to the site gained off Glebe Road. Which past the school is little more than a track. The Highways Authority commented that</p> <p>“Glebe Road is not considered suitable to cater for a development of this size and therefore the LHA are likely to seek to resist such a proposal “. As such the deliverability of the scheme must be questioned until evidence provided to the Council or highway authority to indicates otherwise. However, in the recent planning application, plans were shown to make the access acceptable and the Authority have agreed that the plans would remove there objection to the development of the site. Moreover, this planning application was heavily reduced in terms of size then the SHLAA submission they originally consulted on.</p> <p>Highway Authority Response on 15/00832/OUT:</p> <p>In transport terms, Wymondham is not considered a sustainable location, as residents would be heavily reliant on the use of a private motor vehicle for the majority of their journeys. As such there is an 'In principle' objection to the proposed development of this site.</p> <p><u>Site Access</u> Glebe Road is not considered suitable to cater for the additional traffic likely to be generated, however as with previous developments it would be possible to carry out</p>	+

	<p>improvements to make it acceptable. However given the land levels works will be required to regrade the verges/embankments so that the proposed highway works can be carried out, these works may result in the need for retaining walls and or alterations of the internal land levels and therefore you may need to consider the implications of these works from a planning point of view. <u>However if your Authority are minded to look favourably upon the proposal, then the Local Highway Authority would wish to see conditions imposed in the interests of highway safety.</u></p>																
<p>Major infrastructure requirements (transport schemes etc)</p>	<p>No major infrastructure requirements have been identified.</p>	<p>++</p>															
<p>Infrastructure capacity (schools / GPs / etc);</p>	<p>Primary Education: St Peters C of E School, Wymondham is 110m to the east of the site. The capacity agreed is currently 56 pupils. There are currently 46 enrolled (Jan 2017). Forecasts show that the school will have capacity of 5 places by January 2021.</p> <p>The Local Education Authority have not raised Wymondham School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="734 1070 1328 1331"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>WYM1</td> <td>12</td> <td>3</td> </tr> <tr> <td>WYM2</td> <td>21</td> <td>5</td> </tr> <tr> <td>WYM3</td> <td>22</td> <td>5</td> </tr> <tr> <td>Total</td> <td>55</td> <td>13</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	WYM1	12	3	WYM2	21	5	WYM3	22	5	Total	55	13	<p>++</p>
Ref	Site Capacity	No. of school places generated (0.239 per dwelling)															
WYM1	12	3															
WYM2	21	5															
WYM3	22	5															
Total	55	13															

Secondary Education:

Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 9.5km to the west at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
WYM1	12	2
WYM2	21	3
WYM3	22	4
Total	55	9

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Wymondham is covered by Waltham and Bottesford Surgeries which have 4,653 registered patients who are served by 3 GPs and Market Overton and Somerby Surgeries which have 3,721 registered patients who are served by 9 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Waltham Surgery or the South West Lincolnshire Clinical Commissioning Group who are responsible for the Bottesford Surgery.

NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care,

	Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no listed buildings or scheduled monuments on the site. The site is outside of the Wymondham conservation area, 55m from the boundary. The nearest listed building, The Thatches is located 120m to the south east of the site. Separation distances are considered acceptable. A sensitive design could be achieved to limit the impact on heritage assets.	++
Flooding/Drainage	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites located within or adjoining the site.	+ +
TPO / Ancient woodland;	There is a small number of TPO's to the bottom of the site, however given the large site and modest scale of development it is seen as unlikely that it will affect the prospects of this site coming forward.	+ +
Historic Park;	None	++
Technical constraints (contamination / land stability);	The northern section of the site (Approximately 50%) is within a historic landfill buffer. Investigation may be required to ensure no mitigation is required.	+
Landscape designation (<i>influence report – designation</i>).	Wymondham LCZ 1 – Wymondham West Overall landscape sensitivity of this LCZ to residential development is medium to high , by virtue of the often small scale landscape pattern, settlement edge integration and cultural pattern. Within this there are variations, for instance the more 'edge' influenced landscape in the west would be less sensitive to residential development.	-
Visual Impact	This site would be highly visible, due to the open nature	0

	of the landscape at this location. There are partial lines of screening, especially from Melton Road, but development at this location would have an impact. Tying the development to the north of the site, adjacent to the school, as the planning application has done would be most preferable, good design at reserved matters stage may further lesson the impact.	
Agricultural Land classification	No information	0
Noise or other pollutants	None identified.	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None
Sewers	None
Oil pipelines	None
Power lines	None

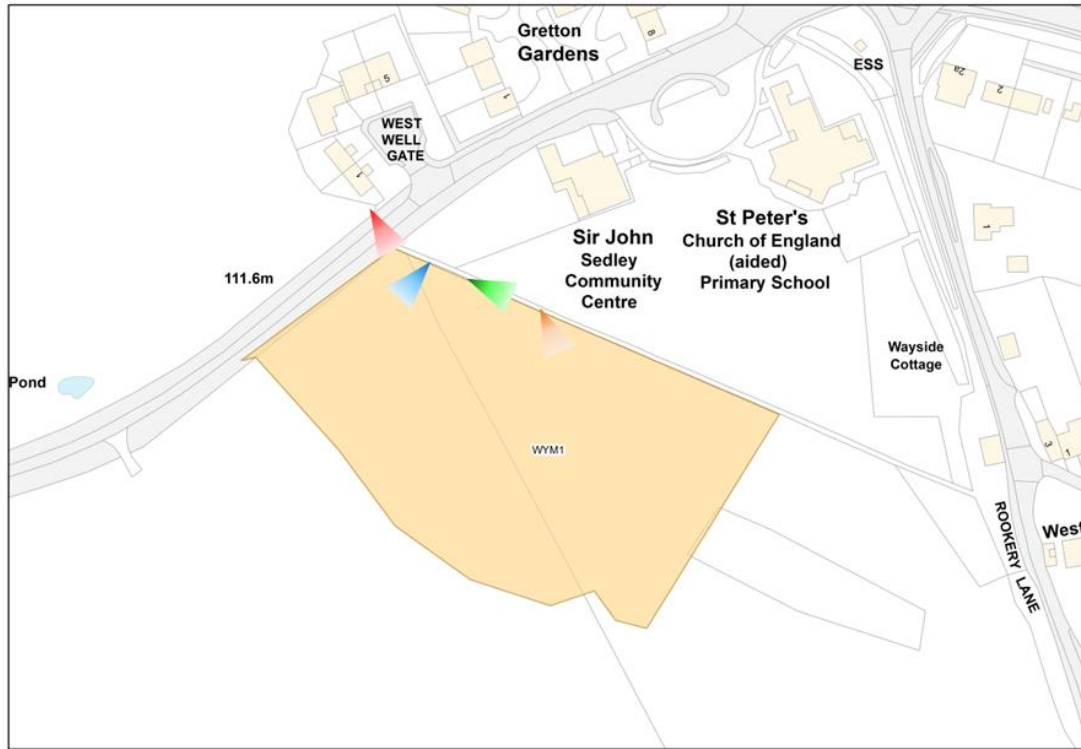
Sustainability Appraisal Summary
<p>Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 5: landscape. The site is located towards the south eastern edge of Wymondham and has been identified as being within LCZ 1: Wymondham West in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study170 commissioned by the Council. This area has medium to high sensitivity to residential development due to the small scale landscape pattern, settlement edge integration and cultural pattern. As such a significant negative effect is recorded for this SA objective. However, this negative effect is uncertain given that the design of any development proposed for the site is unknown at present. It is noted that the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study sets out some design guidance which may help to mitigate effects on the landscape, including that any development should be of an appropriate scale, contained by existing landform and features, and should respect the linear character of the settlement contained in the valley setting. The site is not located within an Area of Separation.</p>

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues raised

Deliverability						
Is there any infrastructure required that would impact on delivery?	No					
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?	No					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	15/00832/OUT for 12 dwellings granted 28/07/2016	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Within 12 months					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	Unknown until land is sold to developer					
When is it expected that the first dwelling on site will be completed?	Unknown until land is sold to developer					
What is the planned phasing of delivery?	Unknown until land is sold to developer					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Unknown until land is sold to developer					
When is it envisaged that the affordable housing element will be delivered?	Unknown until land is sold to developer					

WYM1

Glebe Road
Wymondham



Picture A:



Picture B:



Picture C:



Picture D:



Site Assessments - Wymondham					
Site Reference	WYM2 (MBC/018/13 & MBC/072/13)				
Site Address	Land off Butt Lane				
Settlement	Wymondham				
Settlement Category	Service Centre				
Gross Site Area	0.84ha				
Net Site Area & Reason	0.69ha (82.5% of 0.84ha)				
Capacity & Calculation Formula	21 (0.69ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Robert Fionda - Fairyhill Ltd (southern section) Chris Green – Andrew Granger & Co (northern section)	Last update received	RF - 7 th December 2016 CG - 16 th December 2016	Assessment last updated	30 th January 2017

Overall Summary
Two adjacent submissions which together provide a large enough site suitable for allocation. The northern submission area has been reduced from the original submission to limit visual impact and the development of the settlement, keeping development along Butt Lane and not extending further west.
Issues/ constraints to be mitigated
<ul style="list-style-type: none"> Access

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Planning permission granted	Intend to submit application in next 6 months, allow 6 months for site preparation and deliver the first dwelling on site late 2018	No issues raised
Availability			
Is the land available for development now?		Yes	
If the site is not available now, when will it become available?		N/A	
How many landowners are involved in the site?		2	
Has written confirmation been received from all landowners to confirm the land is available?		No written agreement between parties – but agreement that the land is available for development from both parties individually received.	

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Market and affordable housing	++
Relationship / connectivity with host settlement;	Does adjoin the village close to the centre, though would be out of keeping with the current development patterns of the village. Development north of Main street has been mostly linear following the road, not extending the village on its northern extremities, with the bulk of the development taking place south of main street. However, this development is well related and a logical location for expansion. The more northern piece of land (MBC/072/13) would be disjointed from the village without the southern area (MBC/018/13).	+
Access to services and facilities (by foot (ideally 800m ⁵²) / bicycle (2km) or public transport.	Close to centre of village, school does lie to the far west of the village but is still easily accessible by sustainable modes of transport.	+
Proximity to employment;	Employment opportunities in the surrounding area include:	-

⁵² Mfs indicates 800 metres can be walkable.

	6.1km Masterfoods HQ 8.3km Asfordby Storage & Haulage 8.3km Hudson Road Estate 8.7km Masterfoods Factory 9.5km Jeld-Wen Factory 9.5km Snow Hill Estate 10.4km Melton Airfield	
Availability of public transport;	2 hourly Mon-Sat daytime to Melton Mowbray and Oakham.	+
Brownfield land.	Greenfield Site	--
Loss of employment or other beneficial use	MBC/018/13 Listed on SHLAA form as having a leisure use. MBC/072/13 is agricultural land.	0
Access / including public footpath access;	<p>No public rights of way across the site. Access onto straight public highway with no known constraints. Previous applications in the vicinity have not raised an issue.</p> <p>Highway Authority Response December 2016: The site is well placed to access the local Primary School, shops. Wymondham has an infrequent bus service which reduces transport sustainability. On application, improvements to access these facilities by sustainable transport (walking/ cycling/ public transport) should be explored further.</p> <p>Connectivity between the site and adjacent footpaths would need to be explored/improved.</p> <p>The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p>	+
Major infrastructure requirements (transport schemes etc)	None we aware of	++
Infrastructure capacity (schools / GPs / etc);	Primary Education: St Peters C of E School, Wymondham is 490m to the west of the site. The capacity agreed is currently 56	++

pupils. There are currently 46 enrolled (Jan 2017). Forecasts show that the school will have capacity of 5 places by January 2021. The Local Education Authority have not raised Wymondham School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.

Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)
WYM1	12	3
WYM2	21	5
WYM3	22	5
Total	55	13

Secondary Education:

Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 9.5km to the west at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of secondary school places generated (0.167 per dwelling)
WYM1	12	2
WYM2	21	3
WYM3	22	4
Total	55	9

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.

NHS General Practice Health Services:

Wymondham is covered by Waltham and Bottesford Surgeries which have 4,653 registered patients who are served by 3 GPs and Market Overton and Somerby Surgeries which have 3,721 registered patients who are served by 9 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Waltham Surgery or the South West Lincolnshire Clinical Commissioning Group who are responsible for the Bottesford Surgery.

NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide

	urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1 st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or Scheduled Ancient Monuments on site. Site is outside but adjacent to the Wymondham conservation area on the southern boundary. The nearest listed buildings are, Navvies Cottage number 2, 40m to the north and Manor House and Japonica Cottage and adjoining Bakehouse to the south . It is considered that a scheme could be sensitively designed to make sure there is no detrimental impact on the conservation area or the setting of the nearby listed buildings.	+
Flooding/Drainage	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None nearby.	++
TPO / Ancient woodland;	None effected.	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Site almost entirely in Oil Pipeline buffer, which may require additional work to show no mitigation is needed.	+
Landscape designation (<i>influence report – designation</i>).	Wymondham LCZ 1 – Wymondham West Overall landscape sensitivity of this LCZ to residential development is medium to high , Within the lower lying land views are kept short by intervening field boundary vegetation and the densely vegetated disused railway cutting. Views south from the ridge on which Wymondham Windmill is sited, are markedly more extensive, with a higher degree of intervisibility. These views would,	-

	therefore, be susceptible and sensitive.	
Visual Impact	Natural screening and existing built form give the site a very secluded feel and as such its development will have minimum impact on the village core, though whilst heading up Butt Lane the site opens up slightly, design and screening may help mitigate such issues.	+
Agricultural Land classification	No information	0
Noise or other pollutants	None	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – adjacent one boundary
Sewers	None
Oil pipelines	Part of site on the edge of the 500m buffer of Oil Pipeline
Power lines	None

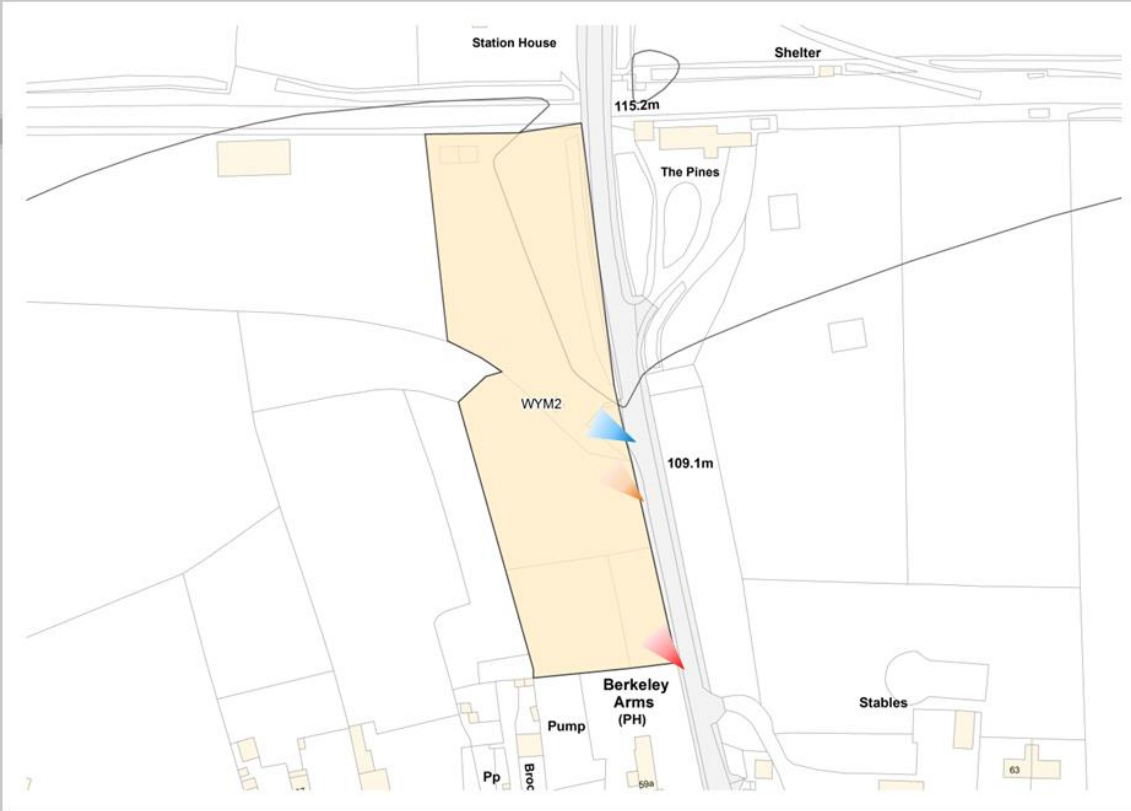
Sustainability Appraisal Summary
<p>Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 5: landscape. The site is located in Wymondham and has been identified as being within LCZ1: Wymondham West in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study commissioned by the Council. LCZ1 has a medium to high sensitivity to residential development due to the often small scale landscape pattern, settlement edge integration and cultural pattern. The site is not within an Area of Separation. As such a significant negative effect is recorded for this SA objective. This negative effect is uncertain given that the design of any development proposed for the site is unknown at present.</p>

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	Water, gas and broadband/telephone connections are easily available. Gravity sewer has to be extended along Butt Lane to provide for this development together with the site to the north of this one. Severn Trent currently indicate spare capacity.					
If so, what are the requirements and associated timescales?	As part of site development					
What are the key constraints that need to be dealt with in order to bring the site forward?	Visual Impact					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	Yes – through design and layout					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Within 6 months					
How long has been allowed for site preparation works?	6 months					
When is it expected that the first dwelling on site will be completed?	Late 2018					
What is the planned phasing of delivery?	Delivered within 18 months of obtaining detailed planning permission					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	The owner of the southern section expects to prioritise this site over GADD3.					
When is it envisaged that the affordable housing element will be delivered?	Affordable housing provision dependant on achievable development numbers					

WYM2

Land off Butt Lane and The Station Yard
Wymondham



Picture A:



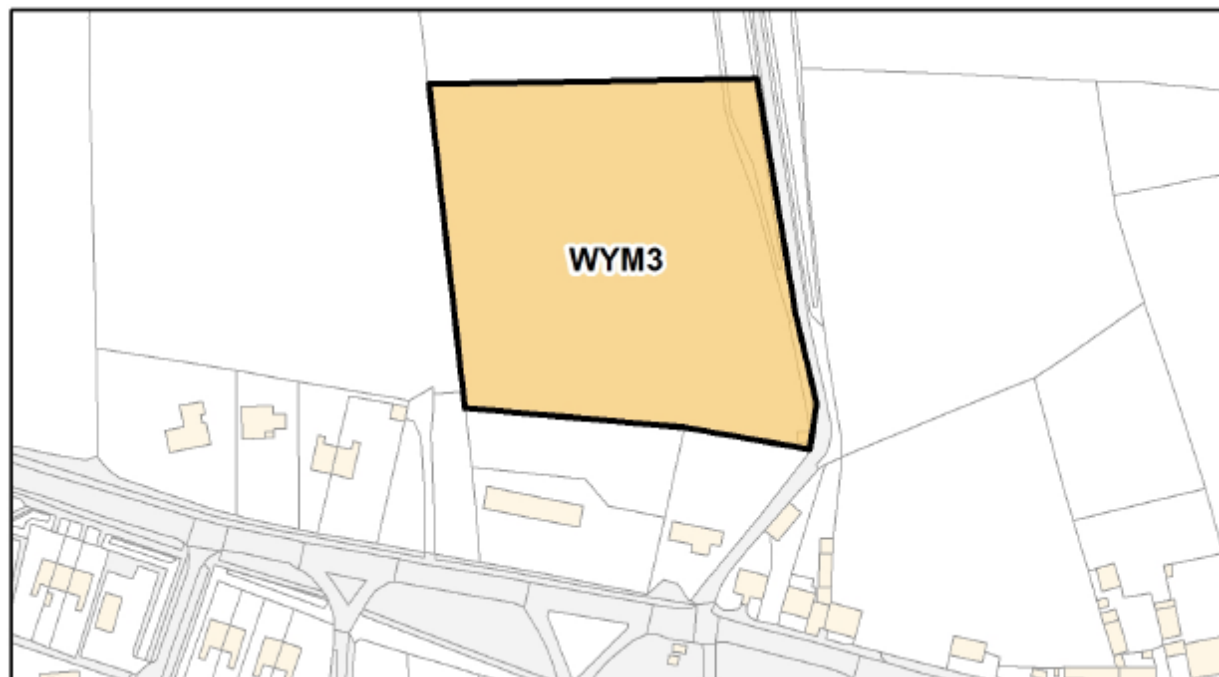
Picture B:



Picture C:



Site Assessments - Wymondham					
Site Reference	WYM3 (MBC/070/13)				
Site Address	Land known as Brickyard Lane				
Settlement	Wymondham				
Settlement Category	Service Centre				
Gross Site Area	0.90ha				
Net Site Area & Reason	0.74ha (82.5% of 0.91ha)				
Capacity & Calculation Formula	22 (0.74ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Chris Green - Andrew Granger & Co	Last update received	16 th December 2016	Assessment last updated	30 th January 2017



Overall Summary	
<p>The site has been reduced in area compared with the original submission to limit the scale and therefore the impact on the visual amenity and character of the settlement. Information has been provided by the agent detailing land ownership along Main Street, identifying access opportunities.</p>	
Issues/ constraints to be mitigated	
<ul style="list-style-type: none"> • Provision of affordable housing • Contribution towards education facilities • Gain an agreeable access solution • Provide evidence that there is no contamination from historic landfill, or that it can be adequately overcome by mitigation measures. 	

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site is suitable for development	Agent intending on submitting a planning application in the next 6 months. Expected that the first dwelling will be delivered in 2019 and site completed within 3 years of obtaining detailed planning permission	No known issues
Availability			
Is the land available for development now?		Yes	
If the site is not available now, when will it become available?		N/A	
How many landowners are involved in the site?		1	
Has written confirmation been received from all landowners to confirm the land is available?		N/A	

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Potential to accommodate Market and affordable houses.	++
Relationship / connectivity with host settlement;	The southernmost two fields of the site, whilst out of keeping of the historical built form of Wymondham (in that development has mostly occurred south of Main Street with development to the north taking a more linear form along the Main Street), are well related to the settlement and its centre. The northernmost field is beyond the rail line and as such beyond a clear defensible boundary and would take the allocation closer to the grade listed windmill. This part of the site should not be considered for allocation.	+
Access to services and facilities (by foot (ideally 800m ⁵³) / bicycle (2km) or public transport.	Within 200m to centre of village, albeit via a single track lane. An entrance suitable for a reasonable quantum of development is likely to require additional land to secure a more appropriate access, potentially involving demolition of an existing building.	+
Proximity to employment;	Employment opportunities in the surrounding area include:	-

⁵³ Mfs indicates 800 metres can be walkable.

	<p>5.9km Masterfoods HQ 8.1km Asfordby Storage & Haulage 8.1km Hudson Road Estate 8.6km Masterfoods Factory 9.3km Jeld-Wen Factory 9.3km Snow Hill Estate 10.2km Melton Airfield</p>	
Availability of public transport;	2 hourly Mon-Sat daytime to Melton Mowbray and Oakham.	+
Brownfield land.	Greenfield site.	--
Loss of employment or other beneficial use	None, farmland.	0
Access / including public footpath access;	<p>No footpaths. Access gained via poor single track lane, with potential access issues, inappropriate for even a small quantum of housing.</p> <p>LCC Highways – “The site does not abut a public highway, and Brickyard Lane would not be considered suitable to serve such a development. The LHA would therefore be likely to resist any application to develop the site for 74 dwellings”.</p> <p>However, recent work with the Neighbourhood Plan and the land owner have shown that the land owner actually owns additional land and buildings to the south of the site, and as such a more suitable access can be created, albeit at some cost. In the Wymondham draft plan, this site represents one of their preferred options for the delivery of housing and thus likely allocations should the NDP come in advance of the Local Plan.</p> <p>Highway Authority Response December 2016: The site does not abut a public highway, and Brickyard Lane (which is a private road) would not be considered suitable to serve such a development.</p> <p>Highway Authority Response February 2016 following additional land ownership connecting the site to Main Street being reviewed:</p>	+

	<p>The site is well placed to access the local Primary School, shops and regular bus services. On application, improvements to access these facilities by sustainable transport (walking/ cycling/ public transport) should be explored further. As the site is currently vacant, trip generation should be taken from similar sites in the TRICS database and growth rate taken from TEMPRO for the opening year. Distribution on the network should be taken from Travel to Work Census data (most up to date data available).</p> <p>The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed:</p> <p>Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p>																
Major infrastructure requirements (transport schemes etc)	No major infrastructure requirements have been identified.	++															
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: St Peters C of E School, Wymondham is 220m to the west of the site. The capacity agreed is currently 56 pupils. There are currently 46 enrolled (Jan 2017). Forecasts show that the school will have capacity of 5 places by January 2021. The Local Education Authority have not raised Wymondham School as a constrained site and therefore it is considered that the additional places required as a result of the development of this site could be accommodated by s106 contributions.</p> <table border="1" data-bbox="734 1145 1491 1369"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of primary school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td>WYM1</td> <td>12</td> <td>3</td> </tr> <tr> <td>WYM2</td> <td>21</td> <td>5</td> </tr> <tr> <td>WYM3</td> <td>22</td> <td>5</td> </tr> <tr> <td>Total</td> <td>55</td> <td>13</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	WYM1	12	3	WYM2	21	5	WYM3	22	5	Total	55	13	++
Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)															
WYM1	12	3															
WYM2	21	5															
WYM3	22	5															
Total	55	13															

Secondary Education:

Secondary School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Belvoir High School Bottesford	650	543	595	55
John Ferneley College Melton Mowbray	1100	1145	1285	-185
Long Field Academy Melton Mowbray	800	546	670	130

The nearest secondary education provision is 9.5km to the west at John Ferneley College and Long Field Academy in Melton Mowbray. It is recognised that as a result of development that additional secondary school places will be required but can be accommodated at the existing secondary schools in Melton Mowbray.

Ref	Site Capacity	No. of secondary school places generated (0.167 per dwelling)
WYM1	12	2
WYM2	21	3
WYM3	22	4
Total	55	9

NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is located in Melton Mowbray. It provides about 17 different departments and services including urgent care, cardiology, dermatology, general surgery, and orthopaedics. St Mary's Birthing Centre located within Melton Mowbray Hospital provides maternity services. There are also a number of local

	<p>hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.</p> <p>NHS General Practice Health Services: Wymondham is covered by Waltham and Bottesford Surgeries which have 4,653 registered patients who are served by 3 GPs and Market Overton and Somerby Surgeries which have 3,721 registered patients who are served by 9 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Waltham Surgery or the South West Lincolnshire Clinical Commissioning Group who are responsible for the Bottesford Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or Scheduled Ancient Monuments on site. Site is outside but adjacent to the Wymondham conservation area, less than 10m from boundary. The nearest listed building	+

	is 3 Spring Lane, 125m to the south of the site. Separation distances and intervening built form mean that there will not be a significant impact on heritage assets. A scheme could be sensitively designed to make sure there is no detrimental impact on the conservation area.	
Flooding/Drainage	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites, located on or close to the site.	++
TPO / Ancient woodland;	None identified	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Western part of the SHLAA site within buffer zone for a historic landfill site. Subject to evidence mitigation development should be achievable.	+
Landscape designation (<i>influence report – designation</i>).	Wymondham LCZ 1 – Wymondham West Overall landscape sensitivity of this LCZ to residential development is medium to high. Within the lower lying land views are kept short by intervening field boundary vegetation and the densely vegetated disused railway cutting. Views south from the ridge on which Wymondham Windmill is sited, are markedly more extensive, with a higher degree of intervisibility. These views would, therefore, be susceptible and sensitive.	-
Visual Impact	Visual Impact limited, due to inaccessible location, however would be an intrusion into the more general openness to the north of the village and raising topography to the north.	0
Agricultural Land classification	No information	0
Noise or other pollutants	None identified.	++
Constraints impacting on site area and capacity		
High pressure gas pipelines	None	
Low Pressure gas pipelines	None	
Water Mains	None	
Sewers	None	
Oil pipelines	On edge of 500m buffer zone for oil pipeline	
Power lines	None	

Sustainability Appraisal Summary

Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion and 15: energy efficiency. A potential significant negative effect were identified in relation to SA objectives 5: landscape and 8: efficient use of land and resources. The site is located towards the northern edge of Wymondham and has been identified as being within LCZ1: Wymondham West in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study commissioned by the Council. This area has medium to high sensitivity to residential development due to the small scale landscape pattern, settlement edge integration and cultural pattern. As such a significant negative effect is recorded for this SA objective. However, this negative effect is uncertain given that the design of any development proposed for the site is unknown at present. It is noted that the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study sets out some design guidance which may help to mitigate effects on the landscape, including that any development should be of an appropriate scale, contained by existing landform and features, and should respect the linear character of the settlement contained in the valley setting. The site is not located within an Area of Separation. The site is not located within or in close proximity to a Mineral Consultation Area. The site is located on greenfield land which has been identified as Grade 3 Agricultural Land (it is unknown at this stage if the land is of Grade 3a or Grade 3b quality) and development at this location could therefore result in high quality agricultural land being lost to another use. As such a potential significant negative effect is identified overall although this is uncertain depending on whether the land is Grade 3a or 3b.

Viability

Are there any known factors that impact on the viability of bringing the site forward?	No known issues
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Deliverability						
Is there any infrastructure required that would impact on delivery?	No					
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?	Access					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	No					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	Existing boundary only borders unsuitable Brickyard Lane, however adjoining land with same ownership is available for suitable Highways access onto Main Street. Plan submitted to show ownership and possible access point onto Main Street					
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?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
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?	Talks with land promoters/developers at advanced stages, with application expected to be submitted within 3-6 months.					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	2019					
What is the planned phasing of delivery?	Delivery within 3 years of detailed planning permission being granted					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	Throughout delivery of scheme					

WYM3

Land known as Brickyard Lane
Wymondham



Picture A:



Picture B:



Picture C:



Picture D:

