

### Site details

Settlement	Harby	
Site Address	Land at Colston Lane	
SHLAA ref (if available)	MBC/016/16	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	16/00318/OUT	
Site Area	Gross site area: 3.57	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 15-25 (from SHLAA form)	Net Capacity: (@30/40dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
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 <sup>1</sup> ) / bicycle (2km) or public transport.	Site is within 300 metres of the village services and the bus stop.	++
Proximity to employment;	No major employment in the village but close to Langar Industrial Estates	+
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

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	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	+

<sup>1</sup> MfS indicates 800 metres can be walkable.

	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.	
Major infrastructure requirements (transport schemes etc)	Provision of footways from the site.	0
Infrastructure capacity (schools / GPs / etc);	Harby Primary School is situated on School Lane. Secondary Education it provided at Bottesford and Melton.  The primary school has not been identified has having capacity issues and therefore considered to be capable of expansion.	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or SM's present on site. 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 <b>moderate</b> 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	<p>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.</p> <p>Part of the site has ridge and furrow on it.</p>	+/-
Agricultural Land classification	3a/3b	+
Noise or other pollutants	Possible contamination from the agricultural use	+

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

#### Expected Delivery (Trajectory)

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

#### Sustainability Appraisal summary

#### Overall summary

The site is a large site and would be large scale in relation to the village impacting on the setting and rural character along Colston Lane and

village as a whole. Part of the site adjoining Colston Lane to the east of the workshop linking back into the village would be more appropriate for the development rather than the site as a whole. The rest of the site would be more detrimental to the setting of the village and a greater visual impact.

#### **Mitigation / Issues to address in policy**

Reduced size of site and

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

- 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)

#### **Consultation Responses**

### Site details

Settlement	Harby	
Site Address	Paddocks north of Stathern Lane	
SHLAA ref (if available)	MBC/038/16	
Settlement category (Town / Service Centre / Rural Hub)	Service centre	
Relevant planning history		
Site Area	Gross site area:	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form)	Net Capacity: 40(@30

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
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 <sup>1</sup> ) / bicycle (2km) or public transport.	Site is within 800 metres of the village services and the bus stop.	++
Proximity to employment;	No major employment in the village but close to industrial estates in Langar	+
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	-

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	Access to the site would have to be via Pinfold Place. There are no PRoW running through the site.	+

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<sup>1</sup> MfS indicates 800 metres can be walkable.



Major infrastructure requirements (transport schemes etc)	Provision of suitable access	-
Infrastructure capacity (schools / GPs / etc);	<p>Harby Primary School is situated on School Lane. Secondary Education is provided at Bottesford and Melton.</p> <p>The primary school has not been identified as having capacity issues and therefore considered to be capable of expansion.</p>	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or SM's present on site. 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 <b>medium - high</b> 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	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Access constraint may affect viability	+

Known market constraints;		++
Land ownership constraints;	Single ownership – Parish council	++

### **Expected Delivery (Trajectory)**

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

### **Sustainability Appraisal summary**

### **Overall summary**

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.

### **Mitigation / Issues to address in policy**

Access required

## Consultation Responses

### Site details

Settlement	Harby	
Site Address	Former Millway Foods, Colston Lane	
SHLAA ref (if available)	MBC/020/13	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	15/00673/OUT - Residential development of upto 53 dwellings. - Refused	
Site Area	Gross site area: 3.2	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 100 (from SHLAA form)	Net Capacity: (@30/40dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
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 <sup>1</sup> ) / bicycle (2km) or public transport.	Site is within 350 metres of the village services and the bus stop.	++
Proximity to employment;	No major employment in the village but close to industrial estates in Langar	+
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.	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	-

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	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	+

<sup>1</sup> MfS indicates 800 metres can be walkable.

	village, G33, G50 G55 and G56 runs to the south and G58 to the southeast.	
Major infrastructure requirements (transport schemes etc)	Provision of footway	0
Infrastructure capacity (schools / GPs / etc);	<p>Harby Primary School is situated on School Lane. Secondary Education it provided at Bottesford and Melton.</p> <p>The primary school has not been identified has having capacity issues and therefore considered to be capable of expansion.</p>	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or SM's present on site. 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 <b>medium</b> 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	++
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Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	?	
Known market constraints;	?	
Land ownership constraints;	Single ownership	++

#### **Expected Delivery (Trajectory)**

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

#### **Sustainability Appraisal summary**

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<b>Overall summary</b>
Site is not well related to the built form of the village The site would also have an adverse visual impact on the setting of the village. Disconnected from the village it is not considered to be a suitable site for allocation.

<b>Mitigation / Issues to address in policy</b>
No mitigation can overcome physical separation from settlement.

Consultation Responses
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### Site details

Settlement	Harby	
Site Address	Land off Nether Street	
SHLAA ref (if available)	MBC/022/13	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 0.35	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 10 (from SHLAA form)	Net Capacity: (@30/40dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
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.	++
	Proximity to cottages on Nether Street would determine	-

	location of access road and reduce development area. Existing cottages front the site and to achieve suitable distance separation would restrict development area.	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	Services are all accessible by foot due to being within the village	++
Proximity to employment;	No major employment in the village but close to industrial estates in Langar	+
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 - Allotments	-
Loss of employment or other beneficial use	Allotments	-

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	Site is within the village and has footways outside giving access to the village services.  No PRow through the site. Extensive PRow network allows	++

<sup>1</sup> MfS indicates 800 metres can be walkable.

	<p>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>Access would be from Nether Lane, on street parking reduces road to single carriageway and limits visibility.</p>	-
Major infrastructure requirements (transport schemes etc)	None identified	++
Infrastructure capacity (schools / GPs / etc);	<p>Harby Primary School is situated on School Lane. Secondary Education it provided at Bottesford and Melton.</p> <p>The primary school has not been identified has having capacity issues and therefore considered to be capable of expansion.</p>	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or SM's present on site. Village does not have a designated Conservation Area	++
Flooding/Drainage	Flood Zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated site. No known protected species	++

TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Possible contaminants from the allotment use – pesticides and garage site to the north	-
Landscape designation ( <i>influence report – designation</i> ).	<p>Overall landscape sensitivity of this LCZ to residential development is <b>medium</b> 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. Site is within the settlement core and used as allotments. The site has been noted as a Green Space.</p> <p>Allotments Large open area intervisibility with village centre and recreation area, setting to terrace properties. Relates to wider landscape. Some functionality – community, informal recreation, limited biodiversity value, setting. – <b>Conserve and reinforce</b></p>	--
Visual Impact	<p>Site forms part of the character of the village as allotments and are integral to the streetscene. The loss of the allotments would have an adverse impact on the character of the streetscene.</p> <p>Proximity of the site to cottages on Nether Street would</p>	--

	determine location of access road and reduce development area.	
Agricultural Land classification	3a/3b	+
Noise or other pollutants	Possible contaminants	+

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

<b>Expected Delivery (Trajectory)</b>
There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in

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

#### **Sustainability Appraisal summary**

#### **Overall summary**

The site is well related to the village being would result in the loss of allotments, green space and would adversely affect the setting and character of this part of the village. The relationship to the adjoining properties would also limit the developable area. Not considered suitable for allocation.

#### **Mitigation / Issues to address in policy**

No mitigation can overcome the loss of the allotments and impact on the character of the settlement.

#### **Consultation Responses**



### Site details

Settlement	Harby	
Site Address	The Rectory, 1 Boyers Orchard	
SHLAA ref (if available)	MBC/023/13	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 0.33	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 10 (from SHLAA form)	Net Capacity: (@30/40dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
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. But not considered large enough for 10 dwellings.	++

Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	Services are all accessible by foot due to being within the village	++
Proximity to employment;	No major employment opportunities	--
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 - Residential garden	+
Loss of employment or other beneficial use	Residential garden	+

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Site is within the village and has footways outside giving access to the village services. Access onto Dickmans Lane with good visibility.</p> <p>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</p>	++

<sup>1</sup> MfS indicates 800 metres can be walkable.

	runs to the south and G58 to the southeast.	
Major infrastructure requirements (transport schemes etc)	None identified	++
Infrastructure capacity (schools / GPs / etc);	<p>Harby Primary School is situated on School Lane. Secondary Education it provided at Bottesford and Melton.</p> <p>The primary school has not been identified has having capacity issues and therefore considered to be capable of expansion.</p>	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>The Church of St Marys grade II* sits to the northeast and the Old Rectory grade II listed building sits to the west of the site. Therefore the setting of these listed building need to have high regard with any potential development of this site.</p> <p>No listed buildings or SM's present on site. Village does not have a designated Conservation Area</p>	-
Flooding/Drainage	Flood Zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No nationally designation. Protected species are recorded at the Church. Protected species survey may be required	+

TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None identified	++
Landscape designation ( <i>influence report – designation</i> ).	<p>A <b>medium to high</b> overall landscape sensitivity, due primarily to the open visual character and exposed character of the landscape. The historic landscape features associated with the settlement fringe and extending across the adjacent fields are also sensitive, and provide separation between different landscape patterns.</p> <p>Site is within the settlement core and in recreational use. The site has been noted as a Green Space.</p> <p>Residential Garden - Semi-formal garden behind low wall – views in from road. Weak functionality – trees contribute to green road frontage.</p>	-
Visual Impact	Site forms part of the streetscene, is currently a large garden with dwelling in the centre. Well related and a well designed housing scheme would be acceptable.	++
Agricultural Land classification	3a/3b	+

Noise or other pollutants	None identified	++
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Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	?	
Known market constraints;	?	
Land ownership constraints;	Single Ownership	++

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

**Overall summary**

The site is a relatively small site well related to the village being inside the main settlement boundary. The site is currently garden land and a single dwelling and a well-designed scheme would provide some housing within a sustainable settlement. The site is probably not large enough to accommodate 10 dwellings and whilst housing would be supported in this location is probably too small to be considered as a SHLAA site.

**Mitigation / Issues to address in policy**

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

- Provision of affordable housing
- Layout and design
- Highway infrastructure improvements
- Biodiversity/Ecology
- Issues that require further consideration are the level of contribution required in order to meet education and health care requirements.
- Developer contributions (Library, Civic Amenity, Highways)

**Consultation Responses**

### Site details

Settlement	Harby	
Site Address	Former Cheese Producing Dairy, Langar lane	
SHLAA ref (if available)	MBC/134/13	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	15/00933/FUL - Demolition of existing buildings; erection of 10 dwellings; formation of accesses. HYBRID APPLICATION: Plots 1-6 - full planning application Plots 7-10 - outline planning application with all matters reserved apart from access. – Pending Decision. Recommended approval with S106	
Site Area	Gross site area: 0.5	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 10 (from SHLAA form)	Net Capacity: (@30/40dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
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 <sup>1</sup> ) / bicycle (2km) or public transport.	Services are all accessible by foot due to being within the village	++
Proximity to employment;	No major employment in the village but close to industrial estates in Langar	+
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	++
Loss of employment or other beneficial use	Vacant dairy not been in use for many years. Planning permission has been granted in the past	0

Site constraints		
Issue	Comments	Potential impact

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<sup>1</sup> MfS indicates 800 metres can be walkable.



Access / including public footpath access;	<p>Access onto Langar Lane with good visibility. Footpath improvements links needed into the village.</p> <p>Site is within the village and has footways opposite the site giving access to the village services.</p> <p>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>	++
Major infrastructure requirements (transport schemes etc)	Extension of footway	+
Infrastructure capacity (schools / GPs / etc);	<p>Harby Primary School is situated on School Lane. Secondary Education it provided at Bottesford and Melton.</p> <p>The primary school has not been identified has having capacity issues and therefore considered to be capable of expansion.</p>	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or SM's present on site. 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 <b>medium</b> 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	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	?	
Known market constraints;	?	
Land ownership constraints;	Single Ownership	++

#### Expected Delivery (Trajectory)

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

#### Sustainability Appraisal summary

<b>Overall summary</b>
Planning permission likely to be granted in the next few months, site considered well related and suitable for development.

<b>Mitigation / Issues to address in policy</b>
<p>Sensitive design of layout and landscaping</p> <ul style="list-style-type: none"> <li>• Highway infrastructure improvements</li> <li>• Provision of footway from site</li> <li>• Biodiversity/Ecology</li> <li>• Issues that require further consideration are the level of contribution required in order to meet education and health care requirements.</li> <li>• Developer contributions (Library, Civic Amenity, Highways), village hall</li> </ul>

Consultation Responses
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### Site details

Settlement	Harby	
Site Address	Res Tractors, Willow Farm House, Waltham Road	
SHLAA ref (if available)	MBC/155/15	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 5.05	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 152 (from SHLAA form)	Net Capacity: (@30/40dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Provision of market and affordable housing	++
Relationship / connectivity with host settlement;	Site is outside of the village settlement some 1.2km. It is not well related to the settlement and isolated being separated by tracts of farm land. No footpaths from the village to the site.	--

Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	There are no footway provisions on a 60mph highway. Village centre is within 1.2km and walking and cycling is possible	-
Proximity to employment;	No major employment in the village.	--
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 for bus and train station services to Nottingham and Grantham.</p> <p>The bus stops are 1.2 km away from the site, not situated on the bus route.</p>	-
Brownfield land.	Parts – site to the south contains buildings whilst site to the south is greenfield.	+
Loss of employment or other beneficial use	Employment uses –RES tractors	--

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	Access onto Waltham Lane outside the built limit and 30mph speed restrictions. Visibility not as good to the south east, good visibility to the north west.	-

<sup>1</sup> MfS indicates 800 metres can be walkable.

	<p>There are no PRow on the site</p> <p>Extensive PRow network giving access to the surrounding countryside. ORow 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>	
Major infrastructure requirements (transport schemes etc)	none	++
Infrastructure capacity (schools / GPs / etc);	<p>Harby Primary School is situated on School Lane. Secondary Education it provided at Bottesford and Melton.</p> <p>The primary school has not been identified has having capacity issues and therefore considered to be capable of expansion.</p>	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or SM's present on site. Village does not have a designated Conservation Area	++
Flooding/Drainage	Flood Zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	<p>No national designation.</p> <p>Part of north west corner probable GCN breeding ground</p>	++
TPO / Ancient woodland;	None	++

Historic Park;	None	++
Technical constraints (contamination / land stability);	Parts of the site are showing as contaminated land – Petrol  Whole site within the Oil Pipe line buffer	--
Landscape designation ( <i>influence report – designation</i> ).	Settlement edges have not been assessed and do not therefore fall within a Landscape Character Zone.	0
Visual Impact	The the site is not well related to the village and is some 1.2km away. The site would be visible on the descent on Waltham Lane approaching Harby and from the village across open fields to the Vale. The site would be disconnected and would have an adverse impact on the rural character on the approach into Harby and from the village towards the ridgeline to the south.	--
Agricultural Land classification	3b	++
Noise or other pollutants	Contamination from storage of petrol (Tanks)	-

<b>Deliverability constraints</b>
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Issue	Comments	Potential impacts
Viability;	?	
Known market constraints;	?	
Land ownership constraints;	Single ownership	++

#### **Expected Delivery (Trajectory)**

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

#### **Sustainability Appraisal summary**

#### **Overall summary**

Site is not well related to the built form of the village and is extremely detached. The site would also have an adverse visual impact on the rural character of the area. Disconnected from the village it is not considered to be a suitable site for allocation.

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<b>Mitigation / Issues to address in policy</b>
No mitigation can overcome physical separation from settlement.

Consultation Responses
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