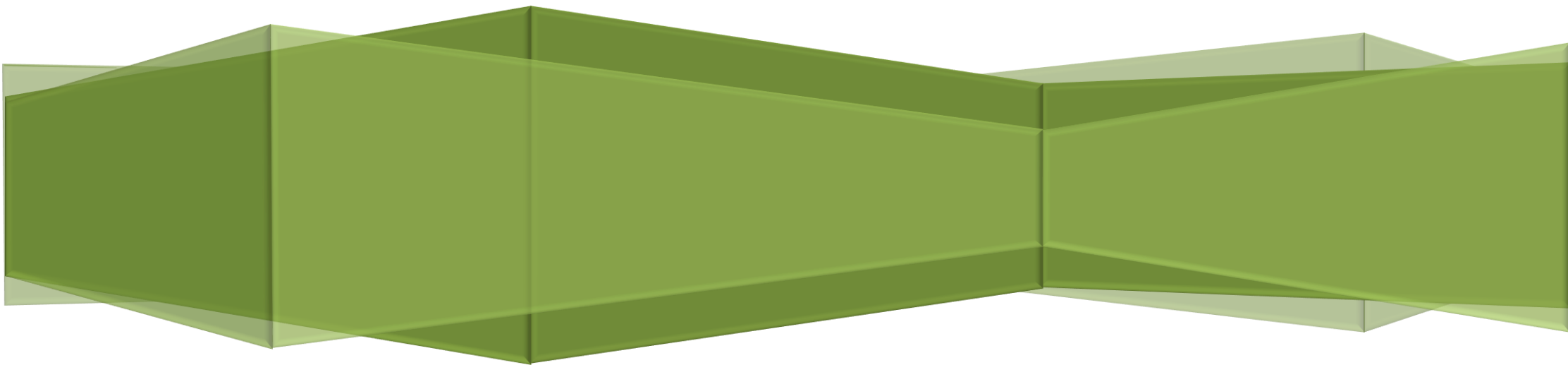


Rural Hubs

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

Part 3 of 3 – 30th May 2017



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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 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.

Ab Kettleby – 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	MBC/001/15	ABK1	ABK1	10	10	29	The site sits adjoining the village, however its location to the east of the A606 means it is disjointed from the core village. The impacts of this have been lessened by allocating a reduced site area including only the most western part of the site. The reduced site area would be less of an intrusion into the open countryside. The site is deliverable and impacts on character are outweighed by the delivery of much needed housing. Close connections to employment and public transport, as well as good road connections means this is a sustainable location for a quantum of development.
2	Not assessed – New site submitted through SHLAA 2017	Land off Quorn Avenue	MBC8/008/17	Not allocated	Not assessed	45	Not assessed	29	The site is well connected to the rest of the village and has access to service and facilities in the village. It lies next to existing development. The site scores well, however the scale of the site for the village of Ab Kettleby is large compared with the housing requirement and there is no obvious boundary feature that would enable the site to be logically reduced in size. Therefore this site is ranked below ABK1 which is more limited in scale and size.
3	Not assessed – New site submitted	Land east of A606	MBC/002/17	Not allocated	Not assessed	12	Not assessed	26	Site is well connected to the rest of the village and has access to service and facilities in the village and lies next to existing development. Concerns about proximity of

	through SHLAA 2017								access to the bend are raised.
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Site Assessments – Ab Kettleby					
Site Reference	ABK1 (MBC/001/15)				
Site Address	Land off A606				
Settlement	Ab Kettleby				
Settlement Category	Rural Hub				
Gross Site Area	1.38ha				
Net Site Area & Reason	0.32ha (Reduced to lessen visual impact on settlement in accordance with Landscape Character Assessment)				
Capacity & Calculation Formula	10 (0.32ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Rupert Harrison – Andrew Granger & Co Ltd	Last update received	8 th December 2016	Assessment last updated	6 th February 2017
Overall Summary					
<p>The site sits adjoining the village, however its location to the east of the A606 means it is still a little disjointed from the core of the village. The impacts of this have been lessened by reducing the originally submitted site area from 1.38ha to 0.32ha including the most western area of the site which is better connected to the existing settlement. The site benefits from close connections to employment and public transport, as well as good road connections.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> None based on reduced site area 					
Headline Information					
Availability	Suitability	Deliverability	Viability		
Land available now – confirmation received by letter from landowner.	Site assessment concluded that based on a reduced site area the site is suitable for development.	Site is deliverable once planning permission is obtained. 6 months allowed for site preparation and first dwelling to be completed 12 months after gaining planning permission. Application to be submitted by spring 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?	Yes – Letter submitted by landowner confirming availability

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); -- (Strong negative).
Meeting identified need;	Provision of dwellings	+
Relationship / connectivity with host settlement;	The majority of the built up part of the settlement occurs to the west of the A606. Residential development to the east of the A606 has been linear following the road. This development would be out of the character of the village in that regard. The A606 is limited to 30mph through the village, however some cars still move through the village at higher speeds, adding greater risk to the new access and for new residents wanting to cross into the central part of the village. The application site at its eastern extremity would be an undue encroachment into the open countryside, however at its western side, is flanked by residential properties. Therefore providing the site area is reduced to only allow development to the west, the relationship with the existing settlement is acceptable.	+
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	420m from Primary School, though would have to cross the hazardous A606.	++
Proximity to employment;	The site is located within reach of several employment areas: <ul style="list-style-type: none"> • 2.1km Asfordby Business Park • 2.5km Stanton PLC • 3.1km Holwell Works • 4km Crown Business Park • 4.3km Old Dalby Trading Estate 	0
Availability of public transport;	Two bus services, hourly, connect the settlement with Melton Mowbray, Oakham, Nottingham and Bingham.	+

¹ MfS indicates 800 metres can be walkable.

Brownfield land.	Greenfield	--									
Loss of employment or other beneficial use	Loss of grazing agricultural land.	0									
Access / including public footpath access;	<p>Access off Nottingham Road (A606), visibility to the North should provide acceptable splay. To the South, hedges under the applicants control should be trimmed to give the necessary visibility splay.</p> <p>For pedestrians there is no public footpath to the east of the A606. Pedestrians leaving the site would have to cross the A606 to use the path.</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)	Not aware of any	++									
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: The agreed capacity at Ab Kettleby Primary School is 77 pupils. There is currently capacity for 8 spaces (Jan 2017), however forecasted to be oversubscribed by 16 spaces by Jan 2021. The Local Education Authority have not raised Ab Kettleby 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>ABK1</td> <td>10</td> <td>2</td> </tr> <tr> <td>Total</td> <td>10</td> <td>2</td> </tr> </tbody> </table> <p>Secondary Education: The nearest secondary education provision is 3km to the south east 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>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	ABK1	10	2	Total	10	2	++
Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)									
ABK1	10	2									
Total	10	2									

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

Ref	Site Capacity	No. of secondary school places generated (0.167 per dwelling)
ABK1	10	2
Total	10	2

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:

Ab Kettleby 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

	<p>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);	There is a scheduled monument 185m to the south west, 'Moated Site at Ab Kettleby' however due to separation and the characteristics of the monument it isn't expected that development of this site will impact upon it or its setting. The centre of the site is 83m outside of the Ab Kettleby conservation area and is located 108m away from the nearest Listed Building, Home Farmhouse and attached outbuildings. The location of the site and distance from heritage assets means that there will not be a detrimental impact.	++
Flooding/Drainage	None	++
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>).	The site is located within LC22 Ab Kettleby East. Overall landscape sensitivity of this LCZ to residential development is medium to high , due to the partly exposed character of this landscape on sloping, undulating landform beyond the edge of the settlement defined by the A606 and structural vegetation. The settlement edge is well integrated by the landform and vegetation, and is sensitive to expansion across the A606 onto the sloping valley landform and in relation to expansive views to the south. It is recommended that the density of development is lessened towards the eastern area of the settlement to lessen impact on the village edge. Site area has been reduced, removing the eastern	-

	extent of the site to reflect these comments.	
Visual Impact	Due to the raising nature of the land on the A606 to the south, and the lower topography of the site, with existing screening, development of this site will have a small impact on cars approaching the village from the South. From the north, a curve in the road and built form again limit the effect of this development.	++
Agricultural Land classification	Most of the site 3b grade agricultural land, which would not be classed as best and most versatile.	++
Noise or other pollutants	Not aware of any	++

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	Pipe crosses site
Sewers	None
Oil pipelines	None
Power lines	Underground (HV) on very small area to southern boundary of site

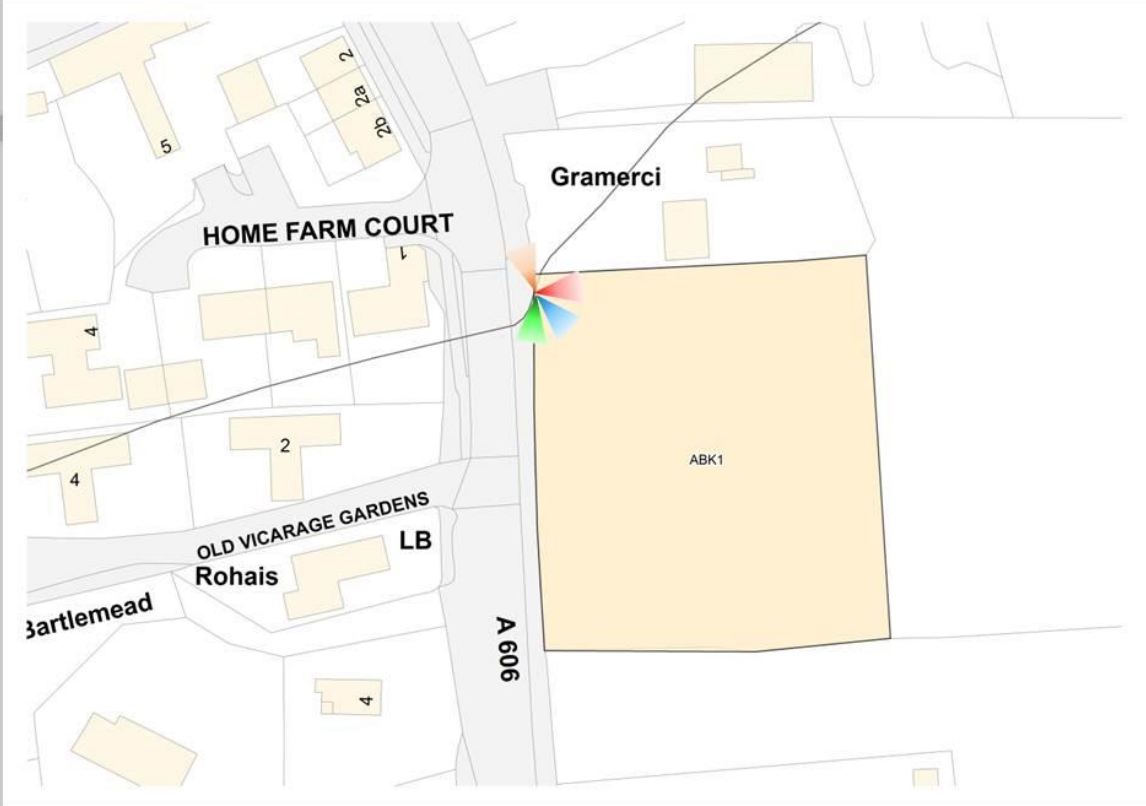
Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objective 2: education. No potential significant negative effects were identified.

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?	Water main on 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?	Mitigation can be successfully achieved through appropriate design/ location of open space					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes - 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		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 – Masterplan currently being prepared.					
How long has been allowed for site preparation works?	6 months following receipt of planning permission					
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?	Site is not large enough to require phasing					
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?	To be confirmed – a proposal for 10 dwellings wouldn't trigger the requirement for affordable housing					

ABK1

Land off A606
Ab Kettleby



Picture A:



Picture B:

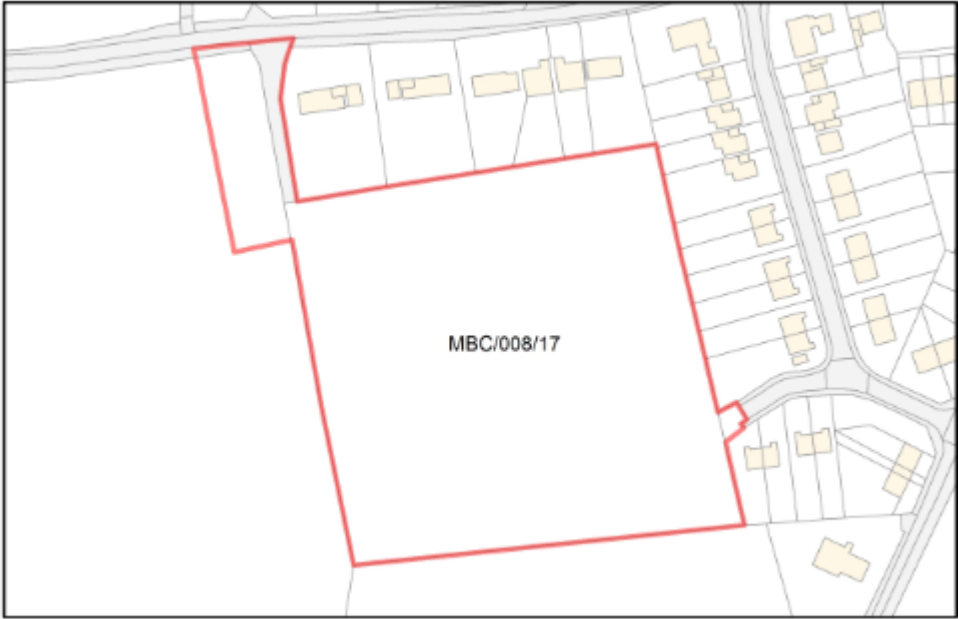


Picture C:



Picture D:



Site Assessments – Ab Kettleby					
Site Reference	MBC/008/17				
Site Address	Land off Quorn Avenue				
Settlement	Ab Kettleby				
Settlement Category	Rural Hub				
Gross Site Area	1.82Ha				
Net Site Area & Reason	1.50Ha (82.5% of 1.82ha)				
Capacity & Calculation Formula	45 (1.5ha @30dph)				
Planning History	None				
Land Owner/ Agent providing update	Angela Rennie – HSSP	Last update received	16/05/2017	Assessment last updated	23/05/2017

Overall Summary			
<p>The site is well connected to the rest of the village and has access to service and facilities in the village. It lies next to existing development. However the scale of the site for the village of Ab Kettleby is large compared with the housing requirement and there is no obvious boundary feature that would enable the site to be logically reduced in size.</p>			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> • 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land is available now	The site assessment confirms that the site is potentially suitable for development.	The site is deliverable within 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?	4
Has written confirmation been received from all landowners to confirm the land is available?	No but promoted through SHLAA

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 well connected to the rest of the village and has access to service and facilities in the village, lies next to existing development	+
Access to services and facilities (by foot (ideally 800m ²) / bicycle (2km) or public transport.	Site is well connected to Main Road of the village and has access to services and facilities in the village at about 130 metres.	++
Proximity to employment;	Site is located at a distance of about 2.32kms from Asfordby Business Park	+
Availability of public transport;	Distance to bus stop on Nottingham Road is about 500m, Bus Service 19 and 24 run 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;	Access is off Quorn Avenue as well as northern part of site, strip of land belonging to MBC off Quorn Avenue. Suitable site access with visibility splays will have to be agreed if site brought forward for development, access to be designed and agreed with Highways.	+

² MfS indicates 800 metres can be walkable.

	<p>Highways Authority comments May 2017:</p> <p>The site located within 1km from the local Primary School and within 800m of a bus service. Wartnaby Road and Quorn Avenue are unclassified roads subject to 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: The agreed capacity at Ab Kettleby Primary School is 77 pupils. There is currently capacity for 8 spaces (Jan 2017), however forecasted to be oversubscribed by 16 spaces by Jan 2021. The Local Education Authority have not raised Ab Kettleby 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 1377 1184"> <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>ABK1</td> <td>10</td> <td>2</td> </tr> <tr> <td>Total</td> <td>10</td> <td>2</td> </tr> </tbody> </table> <p>Secondary Education: The nearest secondary education provision is 3km to the south east 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</p>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	ABK1	10	2	Total	10	2	++
Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)									
ABK1	10	2									
Total	10	2									

accommodated at the existing secondary schools in Melton Mowbray.

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

Ref	Site Capacity	No. of secondary school places generated (0.167 per dwelling)
ABK1	10	2
Total	10	2

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: Ab Kettleby 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.</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>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	The site is located outside of the conservation area by 120m. The nearest listed building is the grade II* listed Manor House situated 175m to the north east of the site with intervening built form providing separation. There is a	++

	<p>scheduled monument 215m to the south east, 'Moated Site at Ab Kettleby' however due to separation and the characteristics of the monument it isn't expected that development of this site will impact upon it or its setting.</p> <p>This site is entirely screened from the conservation area and all designated heritage assets by modern, late C20 development on Belvoir Avenue and the west end of Main Street on the approach to the Ab Kettleby conservation area. There are no historic field patterns that would be significantly disrupted as a result. As such there are no heritage assets / setting issues.</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;	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;	No Historic Park	++
Technical constraints (contamination / land stability);	No technical constraints identified.	++
Landscape designation (<i>influence report – designation</i>).	<i>LCZ 3 Medium / High</i>	-
Visual Impact	Site is well related to the village and is close to existing development. Whole of the site developed will have an impact on the character of the village	+
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	LP Mains at Quorn Avenue
Water Mains	Connect at Quorn Avenue
Sewers	Connect at Quorn Avenue
Oil pipelines	None
Power lines	HV line crosses the site

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objective 2: education and potentially 10: social and economic inclusion. A potentially significant negative effect identified was 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?	Roads, sewers, services to serve the 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?	No – access has been provisionally agreed with MBC					
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 – access agreed in principle with MBC					
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 five years.					
How long has been allowed for site preparation works?	2 years					
When is it expected that the first dwelling on site will be completed?	Within 3 years					
What is the planned phasing of delivery?	Phasing will be dependent on LPA support					
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?	On completion of first phase.					

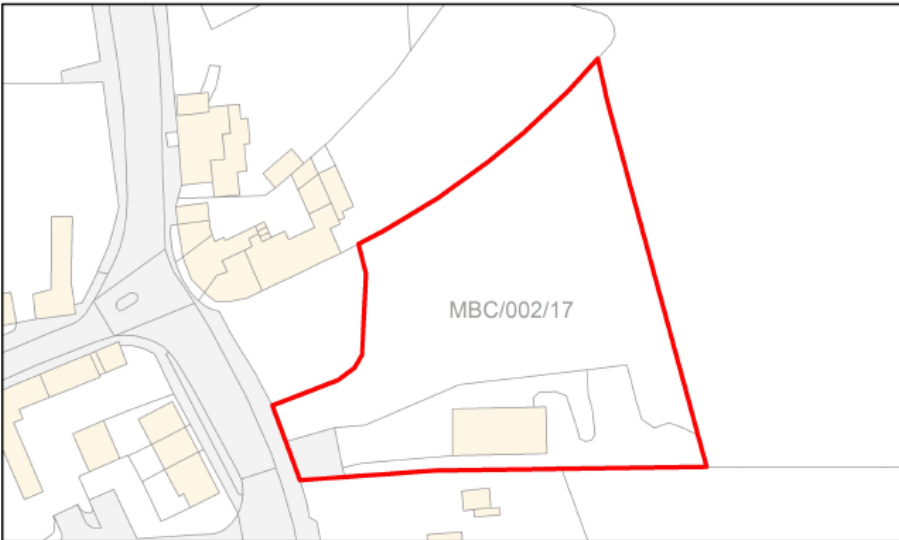
MBC/008/17

Land off Quorn Avenue
Ab Kettleby



Picture A:



Site Assessments – Ab Kettleby					
Site Reference	MBC/002/17				
Site Address	Land east of A606				
Settlement	Ab Kettleby				
Settlement Category	Rural Hub				
Gross Site Area	0.39Ha				
Net Site Area & Reason	0.39Ha (100% of 0.39ha)				
Capacity & Calculation Formula	12 (0.39ha @30dph)				
Planning History	None				
Land Owner/ Agent providing update	Maurice Fairhurst	Last update received	16/05/2017	Assessment last updated	16/05/2017

Overall Summary			
Site is well connected to the rest of the village and has access to service and facilities in the village and lies next to existing development. Concerns about proximity of access to the bend are raised.			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> • Visual impact – settlement edge • Access in close proximity to a bend in the road 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land is available now.	Site assessment confirms that site is potentially suitable for development.	Site is available and can be progressed quickly if site 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;	Less than 20 dwellings	+
Relationship / connectivity with host settlement;	Site is well connected to the rest of the village and has access to service and facilities in the village, lies next to existing development	+
Access to services and facilities (by foot (ideally 800m ³) / bicycle (2km) or public transport.	Access to the village is through Nottingham Road and Wartnaby Road which leads to Main Road. Local services and facilities including the bus stops are around 270 metres and 70m from the centre of the site.	++
Proximity to employment;	The site is located within reach of several employment areas: <ul style="list-style-type: none"> • 2.1km Asfordby Business Park • 2.5km Stanton PLC • 3.1km Holwell Works • 4km Crown Business Park • 4.3km Old Dalby Trading Estate. 	+
Availability of public transport;	Bus service 19 and 24 every hour on Nottingham road, bus stops within 80meteres from site.	+
Brownfield land.	Whole of site is 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;	Access to site is in close proximity to a tight bend which may	-

³ MfS indicates 800 metres can be walkable.

	<p>cause issues regarding visibility.</p> <p>Highways Response to SHLAA May 2017:</p> <p>The site located within 1km from the local Primary School and within 800m of an infrequent bus service. Access would need to be taken from Melton Road which is a 30mph class A Road. 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: The agreed capacity at Ab Kettleby Primary School is 77 pupils. There is currently capacity for 8 spaces (Jan 2017), however forecasted to be oversubscribed by 16 spaces by Jan 2021. The Local Education Authority have not raised Ab Kettleby 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 1038 1377 1225"> <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>ABK1</td> <td>10</td> <td>2</td> </tr> <tr> <td>Total</td> <td>10</td> <td>2</td> </tr> </tbody> </table> <p>Secondary Education: The nearest secondary education provision is 3km to the south east 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</p>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	ABK1	10	2	Total	10	2	++
Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)									
ABK1	10	2									
Total	10	2									

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

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

Ref	Site Capacity	No. of secondary school places generated (0.167 per dwelling)
ABK1	10	2
Total	10	2

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: Ab Kettleby 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.</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>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	It is considered that the development of the site would have less than substantial impact which can be mitigated. This is because there is not significant disruption to the legibility of	+

	<p>the conservation area as a small, linear historic settlement and the relationship with the surrounding historic field patterns. The A606 fractures the relationship between the village and the open countryside to the east of Ab Kettleby and as such the site would not adversely impact the setting of the conservation area or the designated heritage assets located within.</p> <p>To the east and south of the allocation there is evidence of pre-industrial (horse drawn plough) ridge and furrow field patterns which form a strong relationship with the church as views from these fields towards the spire are an important representation of traditional village life. While there will be marginal disruption to the ridge and furrow to the east, the association will not be broken, although it is recommended that development does not encroach any further south from this location.</p> <p>The Leicestershire and Rutland (L&R) historic environment record (MLE9107) states that in 1997 fieldwalkers found flint cores, worked flakes and implements at the allocation site. This may represent a flint working site on a higher platform near a small stream. As such there is strong probability for archaeological remains, although the disruption through development on this site will not cause harm, subject to appropriate archaeological investigation.</p> <p>There is a scheduled monument 185m to the south west, 'Moated Site at Ab Kettleby' however due to separation and the characteristics of the monument it isn't expected that development of this site will impact upon it or its setting. The site is adjacent the conservation area at one corner and is located 55m away from the nearest Listed Building, Home Farmhouse and attached outbuildings. The location of the site, intervening roads and built form and distance from heritage assets means that there will not be a detrimental impact.</p>	
Flooding/Drainage	Site not affected by flood risk.	++

	EA response to SHLAA 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.	
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;	No Historic Park	++
Technical constraints (contamination / land stability);	Adjacent to contaminated land, however no technical constraints identified.	++
Landscape designation (<i>influence report – designation</i>).	LCZ2 Medium / High	-
Visual Impact	Site is well related to the village and is close to existing development.	++
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	None
Water Mains	Water main crosses site
Sewers	Pressurised combined sewer along one boundary
Oil pipelines	None
Power lines	Low Voltage and High Voltage crosses site

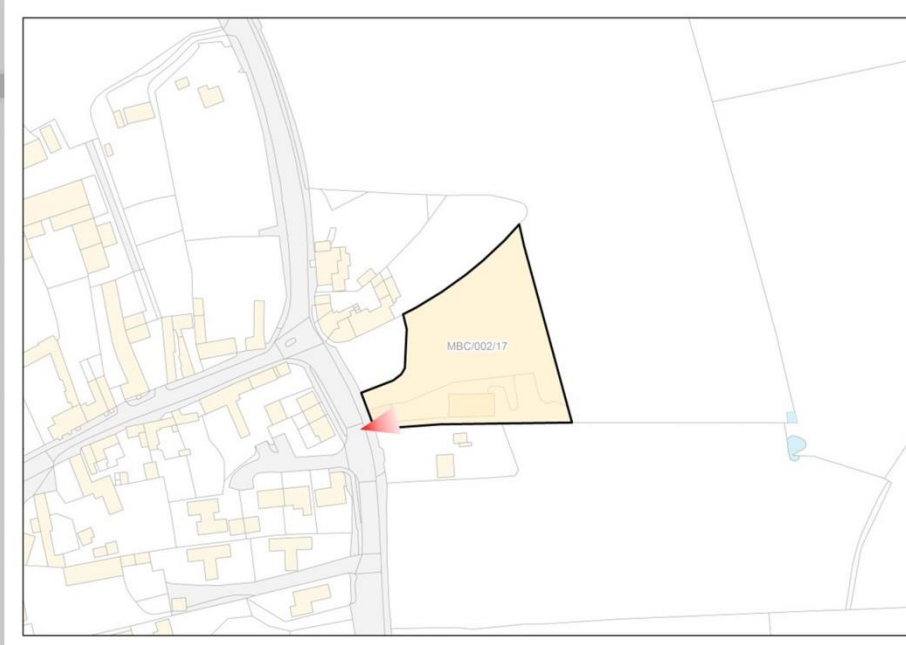
Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objective 2: education and potentially 10: social and economic inclusion. A potentially significant negative effect identified was 6: biodiversity and geodiversity.

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?	No – private or adopted road and drainage scheme would be provided as part of the 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?	None stated.					
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 gaining support from the LPA. Can be submitted quickly if LPA support the site coming forward.					
How long has been allowed for site preparation works?	Few ground preparation works will be required. They can 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 detailed planning permission obtained and the level of 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 by the LPA would be provided during the construction of the approved development.					

MBC/002/17

Land east of A606
Ab Kettleby



Picture A:



Asfordby Hill – 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 Houghton Close, Glebe Road	MBC/112/13	ASFH1	ASFH1	40	40	26	The visual impact of the development of this part of the site would not be considered detrimental. There is good pedestrian access to the village and transport links from the site. It is considered that the development of the site (in addition to the one to the south east) could provide a more acceptable visual buffer between the village and the countryside than that currently provided by the existing housing development. There is a potential issue surrounding the oil pipeline consultation zone which could affect viability on the site and there are potential highways access issues if the site must be accessed from Glebe Road. This road is very narrow and could not take further two way traffic to access additional housing. Ideally access should be from Crompton Road which is wider and has better visibility. Highway Authority consultations have identified that the site is acceptable in principle.
2	2	Land off Stanton Road	MBC/113/13	ASFH2	ASFH2	47	47	26	The visual impact of the development of this part of the site would not be considered detrimental. There is good pedestrian access to the village and transport links from the site. It is considered that the development of the site (in addition to the one to the north) could provide a more acceptable visual

									buffer between the village and the countryside than that currently provided by the existing housing development. There is a potential issue surrounding the oil pipeline consultation zone which could affect viability on the site and there are potential highways access issues if the site is to be accessed from Stanton Road. However discussions with the agent and Highways Authority have raised no objection in principle providing ASFH1 and ASFH2 are a comprehensive development utilising a single access solution for both from Crompton Road which is wider and has better visibility.
3	Not assessed – New site submitted through SHLAA 2017	Land to the south of Welby Road	MBC/028/17	Not allocated	Not assessed	96	Not assessed	26	Site is connected to the village through A6006 roundabout through Melton Road and has access to services and facilities in the village. Site is slightly detached from the existing development, however lies adjacent to the draft LP allocation ASFH2. It would be dependent of ASFH2 coming forward to have an acceptable connection to the existing settlement and ASFH1 and ASFH2 meet the housing requirement for Asfordby Hill without this site. It is therefore not recommended to allocate this site.

Site Assessments – Asfordby Hill					
Site Reference	ASFH1 (MBC/112/13)				
Site Address	Land off Houghton Close & Glebe Road				
Settlement	Asfordby Hill				
Settlement Category	Rural Hub				
Gross Site Area	1.62ha				
Net Site Area & Reason	1.34ha (82.5% of 1.62ha)				
Capacity & Calculation Formula	40 (1.34ha @ 30 dph)				
Planning History	15/00201/FUL granted on part of the site for 15 dwellings				
Land Owner/ Agent providing update	Sam Silcocks – Harris Lamb Property	Last update received	19 th December 2016	Assessment last updated	23 rd January 2017
Overall Summary					
Development on this site, in addition to the one to the south east (ASFH2), could be beneficial to the overall character and appearance of the southern edge of Asfordby Hill, creating a more pleasant buffer between the countryside and the built form of the village. It is considered that subject to sensitive design a scheme could have little visual impact. There is good access to public transport and employment. Part of the site has planning permission for 15 dwellings.					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Access • Sensitive design, edge of settlement location • Comprehensive development with adjacent site ASFH2 • Surface water drainage 					
Headline Information					
Availability	Suitability	Deliverability	Viability		
Land available now - confirmed by agent.	Planning permission granted on part of site. Site assessment concluded that the site was suitable for development.	Pre-application request to be submitted spring 2017 with a planning application following. 6 months allowed for site preparation with first dwelling being delivered 3 months later	No issues raised by agent.		

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;	Yes, potential for more than 20 market and affordable dwellings	++
Relationship / connectivity with host settlement;	The site is situated to the south west of the existing housing estate on Asfordby Hill, and is well connected to the village by the existing footpaths and highways. Glebe Road is particularly narrow however Crompton Road would be of sufficient size and capacity to accommodate further traffic flows.	+
Access to services and facilities (by foot (ideally 800m ⁴) / bicycle (2km) or public transport.	Within walking distance to bus services to Leicester / Melton / Loughborough around 200m from the site. There is a zebra crossing to assist pedestrians crossing the A6006 to access services towards Melton and Grantham. The primary school is within approximately 300 metres of the site, along with a local sports / recreation facility further to the north.	++
Proximity to employment;	Employment opportunities are mainly located in Asfordby Business Park and Melton Mowbray including: <ul style="list-style-type: none"> • 0.8km Holwell Works • 1.5km Asfordby Business Park • 1.3km Stanton PLC • 1.4km Melton & Kettleby Foods • 1.9km 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 Hill once an hour.	++
Brownfield land.	No, the site is greenfield.	- -
Loss of employment or other beneficial use	None. Agricultural Land.	0

⁴ MfS indicates 800 metres can be walkable.

Access / including public footpath access;	<p>There are no public footpaths through the site at present however could be connected into existing footpaths on adjacent roads. Subject to adequate vehicular access being provided from Crompton Road rather than Glebe Road, the site would be easily accessible.</p> <p>Highway Authority Response December 2016: Planning permission granted on part of site. No objections raised.</p>	++																																
Major infrastructure requirements (transport schemes etc)	None	++																																
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Asfordby Hill Primary School is approximately 200m from the site. The capacity agreed is currently 157 pupils. This is increasing to 189 in January 2018. The school is oversubscribed currently (Jan 2017) by 3 places. However forecasts show that there will be capacity of 23 places by January 2021.</p> <table border="1" data-bbox="732 639 1603 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>ASFH1</td> <td>40</td> <td>10</td> </tr> <tr> <td>ASFH2</td> <td>47</td> <td>11</td> </tr> <tr> <td>Total</td> <td>87</td> <td>21</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1" data-bbox="732 898 1639 1265"> <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 2km to the east of the site at Long Field Academy. Students would catch the bus to access the secondary school. It is recognised that as a result of development that additional</p>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	ASFH1	40	10	ASFH2	47	11	Total	87	21	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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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)
ASFH1	40	7
ASFH2	47	8
Total	87	15

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 Hill 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.

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 heritage assets for a significant distance (nothing within 1km).	++
Flooding/Drainage	None – the site is within flood zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	There is no evidence of protected species on site, however a protected species survey may be required as the site is bound by mature hedgerows.	+
TPO / Ancient woodland;	None	++
Historic Park;	N/A	++
Technical constraints (contamination / land stability);	<p>There is a high pressure gas pipeline to the east of the site, however the buffer does not cover the site. The site is included within the buffer / consultation zone for an oil pipeline, although other housing development is taking place at present within the buffer area.</p> <p>There may be a highways constraint in accessing the site if this can only be done from Glebe Road as the road is narrow and two cars would not be able to pass. Ideally access should be from Crompton Road through the comprehensive development of ASFH1 and ASFH2.</p>	-
Landscape designation (<i>influence report – designation</i>).	LCZ 2 Asfordby Hill. Overall landscape sensitivity of this LCZ in relation to the settlement is judged to be medium . This is by virtue of the riverine landscape, which would be sensitive, offset by the simpler and more eroded valley side landscape pattern and the perception of settlement edge influences to the valley crests.	0
Visual Impact	<p>The site is immediately to the south west of the existing built form of Asfordby Hill, at the end of roads which appear to be unfinished, adjacent to a housing development of poor architectural quality. The site (and the adjacent site to the south east) sits within the zone marked to be the separation area between Asfordby Hill and the village of Kirby Bellars. The study which identified this separation area seems to refer more heavily to the protection of the land to the north of Kirby Bellars and to the east of the river.</p> <p>Development of this site, in addition to the one to the south east, could be</p>	+

	beneficial to the overall character and appearance of the southern edge of Asfordby Hill, creating a more pleasant buffer between the countryside and the built form of the village. The site is some distance from the river and the visual impact, subject to careful design could be considered to be low.	
Agricultural Land classification	Small area of 234 square metres to the southern corner of the site is classified as 3a/3b (taken from SA)	1
Noise or other pollutants	None identified.	0

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 and combined drain crosses site on 3 lines
Oil pipelines	None
Power lines	Yes –Underground (HV) running along the boundary between ASFH1 and ASFH2

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 3: transport, 4: employment, 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. Only a very small area (234 square metres) to the southern corner of the site is classified as 3a/3b

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?	Site specific infrastructure only including access and surface water attenuation scheme					
If so, what are the requirements and associated timescales?	Completed as part of the development					
What are the key constraints that need to be dealt with in order to bring the site forward?	Topography – Surface water drainage scheme					
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?	Surface water attenuation scheme will deal with constraint					
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)	On part of site for 15 dwellings – already constructed	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?	Pre-application advice will be requested on second phase Spring 2017 with a planning application following this later in 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?	9 months					
What is the planned phasing of delivery?	Will be built out as 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?	Policy compliant provision will be delivered					

ASFH1

Land off Houghton Close, Glebe Road
Asfordby Hill



Picture A:



Picture B:



Picture C:



Picture D:



Site Assessments – Asfordby Hill					
Site Reference	ASFH2 (MBC/113/13)				
Site Address	Land off Stanton Road				
Settlement	Asfordby Hill				
Settlement Category	Rural Hub				
Gross Site Area	1.9ha				
Net Site Area & Reason	1.57ha (82.5% of 1.9ha)				
Capacity & Calculation Formula	47 (1.9ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Sam Silcocks – Harris Lamb Property Consultancy	Last update received	19th December 2016	Assessment last updated	23 rd January 2017
Overall Summary					
<p>The visual impact of the development of part of this site would not be considered to be detrimental. There is good pedestrian access to the village and transport links from the site. It is considered that the development of the site (in addition to the one to the north) could provide a more acceptable visual buffer between the village and the countryside than that currently provided by the existing housing development. There is a potential issue surrounding the oil pipeline consultation zone, which could affect viability on the site however it is within the buffered area rather than in close proximity to the pipeline itself. Highways raised concerns about the use of Stanton Road, however it is to be a comprehensive development with ASFH1 and the highways access and internal road layout would resolve this. Both ASFH1 and ASFH2 are in the same ownership.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Oil pipeline consultation zone • Access • Contributions required 					
Headline Information					
Availability	Suitability	Deliverability		Viability	
Land available now – confirmed by agent. This is to be a comprehensive development with ASFH1 which is in the same ownership.	Site assessment concluded that the site is suitable for development.	This site is phased with adjacent site ASFH1 and is to be delivered last but within 5 years. Timetable for submitting an application is 2017/18 following the second phase which is currently being prepared for ASFH1.		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;	Yes, potential for more than 20 market and affordable dwellings	++
Relationship / connectivity with host settlement;	The site is situated to the south of the existing housing estate on Asfordby Hill, and is well connected to the village by the existing footpaths and highways. Stanton Road is however particularly narrow and traffic would need to be dealt with as a comprehensive scheme with ASFH1 with access from Crompton Road.	+
Access to services and facilities (by foot (ideally 800m ⁵) / bicycle (2km) or public transport.	Within walking distance to bus services to Leicester / Melton / Loughborough around 300m from the site. There is a zebra crossing to assist pedestrians crossing the A6006 to access services towards Melton and Grantham. The primary school is within approximately 400 metres of the site, along with a local sports / recreation facility further to the north.	++
Proximity to employment;	Employment opportunities are mainly located in Asfordby Business Park and Melton Mowbray including: <ul style="list-style-type: none"> • 0.8km Holwell Works • 1.5km Asfordby Business Park • 1.3km Stanton PLC • 1.2km Melton & Kettleby Foods • 1.8km 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 Hill once an hour.	++
Brownfield land.	No, the site is greenfield.	- -
Loss of employment or other beneficial use	None. Agricultural Land.	0

⁵ MfS indicates 800 metres can be walkable.

<p>Access / including public footpath access;</p>	<p>There are no public footpaths through the site at present however a scheme can be designed to connect into existing footpaths on adjacent roads. Subject to adequate vehicular access being provided from Crompton Road rather than Stanton Road, the site would be easily accessible.</p> <p>Highway Authority Response February 2017: Stanton Road would not appear to be suitable to cater for the additional traffic likely to be generated by a development of this size. Access would therefore need to be taken from Glebe Road or Crompton Road or via the adjacent development (ASFH1). 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> <p>Concept proposals and supporting information would be required (>25dw) on submission of application.</p>	<p>+</p>												
<p>Major infrastructure requirements (transport schemes etc)</p>	<p>None</p>	<p>++</p>												
<p>Infrastructure capacity (schools / GPs / etc);</p>	<p>Primary Education: Asfordby Hill Primary School is approximately 200m from the site. The capacity agreed is currently 157 pupils. This is increasing to 189 in January 2018. The school is oversubscribed currently (Jan 2017) by 3 places. However forecasts show that there will be capacity of 23 places by January 2021.</p> <table border="1" data-bbox="734 1070 1563 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>ASFH1</td> <td>40</td> <td>10</td> </tr> <tr> <td>ASFH2</td> <td>47</td> <td>11</td> </tr> <tr> <td>Total</td> <td>87</td> <td>21</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)	ASFH1	40	10	ASFH2	47	11	Total	87	21	<p>++</p>
Ref	Site Capacity	No. of primary school places generated (0.239 per dwelling)												
ASFH1	40	10												
ASFH2	47	11												
Total	87	21												

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 1.7km to the east of the site at Long Field Academy. Students would catch the bus to access the secondary school. 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)
ASFH1	40	7
ASFH2	47	8
Total	87	15

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: Asfordby Hill 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 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 are no heritage assets in or close to the site (nothing within 1km).	++
Flooding/Drainage	None – the site is within flood zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	There is no evidence of protected species on site, however a protected species survey may be required as the site is bound by mature hedgerows.	+
TPO / Ancient woodland;	None	++
Historic Park;	N/A	++
Technical constraints (contamination / land stability);	There is a high pressure gas pipeline to the east of the site, however the buffer does not cover the site. The site is included within the buffer for an oil pipeline, although other housing development is taking place at present within the buffer area. Access arrangements will need to be resolved but can be through comprehensive development with ASFH1.	-
Landscape designation (<i>influence report – designation</i>).	LCZ 2 Asfordby Hill. Overall landscape sensitivity of this LCZ in relation to the settlement is judged to be medium . This is by virtue of the riverine landscape, which would be sensitive, offset by the simpler and more eroded valley side landscape pattern and the perception of settlement	0

	edge influences to the valley crests.	
Visual Impact	The site is immediately to the south of the existing built form of Asfordby Hill, at the end of roads which appear to be unfinished, adjacent to a housing development of poor architectural quality. The site (and the adjacent site to the north west) sits within the zone marked to be the separation area between Asfordby Hill and the village of Kirby Bellars. The study which identified this separation area seems to refer more heavily to the protection of the land to the north of Kirby Bellars and to the east of the river. Development on some of this site, in addition to the one to the north, could be beneficial to the overall character and appearance of the southern edge of Asfordby Hill, creating a more pleasant buffer between the countryside and the built form of the village. The site is some distance from the river and the visual impact, subject to careful design could be considered to be low.	+
Agricultural Land classification	An area of 1000 square metres to the southern corner of the site is classified as 3b.	++
Noise or other pollutants	None identified.	0

Constraints impacting on site area and capacity	
High pressure gas pipelines	None – High Pressure Mains adjacent the site
Low Pressure gas pipelines	None - Low Pressure Mains adjacent the site
Water Mains	None
Sewers	Combined drain along boundary of site with ASFH1
Oil pipelines	None (shown in buffered area)
Power lines	Yes –Underground (HV) running along the boundary between ASFH1 and ASFH2 and Underground (HV adjacent the site to the east

Sustainability Appraisal Summary	
Potential significant positive effects were identified for this site in relation to SA objectives 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. Only a very small area (1000 square metres) to the southern corner of the site is classified as 3b.	
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?	Site specific infrastructure only including access and surface water attenuation scheme					
If so, what are the requirements and associated timescales?	Completed as part of the development					
What are the key constraints that need to be dealt with in order to bring the site forward?	Topography – Surface water drainage scheme					
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?	Surface water attenuation scheme will deal with constraint					
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?	Application to be submitted 2017/18. Following the second phase which relates to the remainder of site ASFH1 adjacent which is currently being prepared.					
How long has been allowed for site preparation works?	6 months following grant of planning permission					
When is it expected that the first dwelling on site will be completed?	9 months following grant of planning permission					
What is the planned phasing of delivery?	Built out in 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?	Policy compliant provision is intended to be delivered					

ASFH2

Land off Stanton Road, Stanton Road
Asfordby Hill

Picture A:



Picture B:




Picture C:



Picture D:



Site Assessments – Asfordby Hill					
Site Reference	MBC/028/17				
Site Address	Land to the south of Welby Road A6006 Roundabout				
Settlement	Asfordby Hill				
Settlement Category	Rural Hub				
Gross Site Area	5.11Ha				
Net Site Area & Reason	3.19ha (62.5% of 5.11ha)				
Capacity & Calculation Formula	96 (3.19ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Ann Daniels – Knights	Last update received	24/05/2017	Assessment last updated	24/05/2017

Overall Summary			
<p>Site is connected to the village through A6006 roundabout through Melton Road and has access to services and facilities in the village. Site is slightly detached from the existing development, however lies adjacent to the draft LP allocation ASFH2. It would be dependent of ASFH2 coming forward to have an acceptable connection to the existing settlement.</p>			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> • Gas Pipeline • Visual Impact • Relationship with settlement • Loss of current use 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concludes that the site may have potential it is dependent on ASFH2 being completed, in order for it to connect to the settlement successfully.	No information at present.	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;	Over 20 dwellings	++
Relationship / connectivity with host settlement;	Site is connected to the village through A6006 roundabout through Melton Road and has access to services and facilities in the village. Site is slightly detached from the existing development, however lies adjacent to the draft LP allocation ASFH2 (47 dwellings)	+
Access to services and facilities (by foot (ideally 800m ⁶) / bicycle (2km) or public transport.	Access to the village is through Melton Road. Local services and facilities including the bus stops are around 364 metres from the site.	++
Proximity to employment;	Site is located at a distance of about 1km from Holwell Works and about 1.55 km from Asfordby Business Park. Site is further located at a distance of 1.04kms from Melton & Kettleby Foods, 1.54kms from Leicester Road Estate, 2.79kms from Snow Hill Industrial Estate and about 3.50kms from Saxby Road Area (incorporating Hudson Road Estate).	+
Availability of public transport;	Bus services 5, 5A, 8, 23 and 24 run through the village. Bus stops are at a distance of about 300-350 metres from the centre of the site.	++
Brownfield land.	Some of the site is brownfield	+

⁶ MfS indicates 800 metres can be walkable.

Loss of employment or other beneficial use	Site is currently a garden centre and a restaurant; there will be some loss of employment unless an alternative location is identified for this use.	- -																																
Access / including public footpath access;	Access is not a constraint. Has its own access through the roundabout, although works will be involved with the Highways.	+																																
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: Asfordby Hill Primary School is approximately 200m from the site. The capacity agreed is currently 157 pupils. This is increasing to 189 in January 2018. The school is oversubscribed currently (Jan 2017) by 3 places. However forecasts show that there will be capacity of 23 places by January 2021.</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>ASFH1</td> <td>49</td> <td>12</td> </tr> <tr> <td>ASFH2</td> <td>47</td> <td>11</td> </tr> <tr> <td>Total</td> <td>96</td> <td>23</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)	ASFH1	49	12	ASFH2	47	11	Total	96	23	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 2km to the east of the site at Long Field Academy. Students would catch the bus to access the secondary school. 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)
ASFH1	49	8
ASFH2	47	8
Total	96	16

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 Hill 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

	<p>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.</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);	No heritage setting issues identified	++
Flooding/Drainage	Site not affected by flood risk.	++
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;	No Historic Park	++
Technical constraints (contamination / land stability);	High pressure Gas Main crosses the site.	-
Landscape designation (<i>influence report – designation</i>).	<i>LCZ2 Medium</i>	0
Visual Impact	Site is well related to the village and is adjacent to the draft LP allocation ASFH2. But as a stand alone site it would appear detached from the settlement. It is therefore dependent on	0

	ASFH2 on coming forward in order to link the site into the settlement.	
Agricultural Land classification	3b	+
Noise or other pollutants	No noise or other known pollutants known to be affecting the site	0

Constraints impacting on site area and capacity	
High pressure gas pipelines	Local High Pressure Mains cross part of site.
Low Pressure gas pipelines	MP Mains cross part of site.
Water Mains	None
Sewers	None
Oil pipelines	None
Power lines	High Voltage and Low voltage lines cross part of the site.

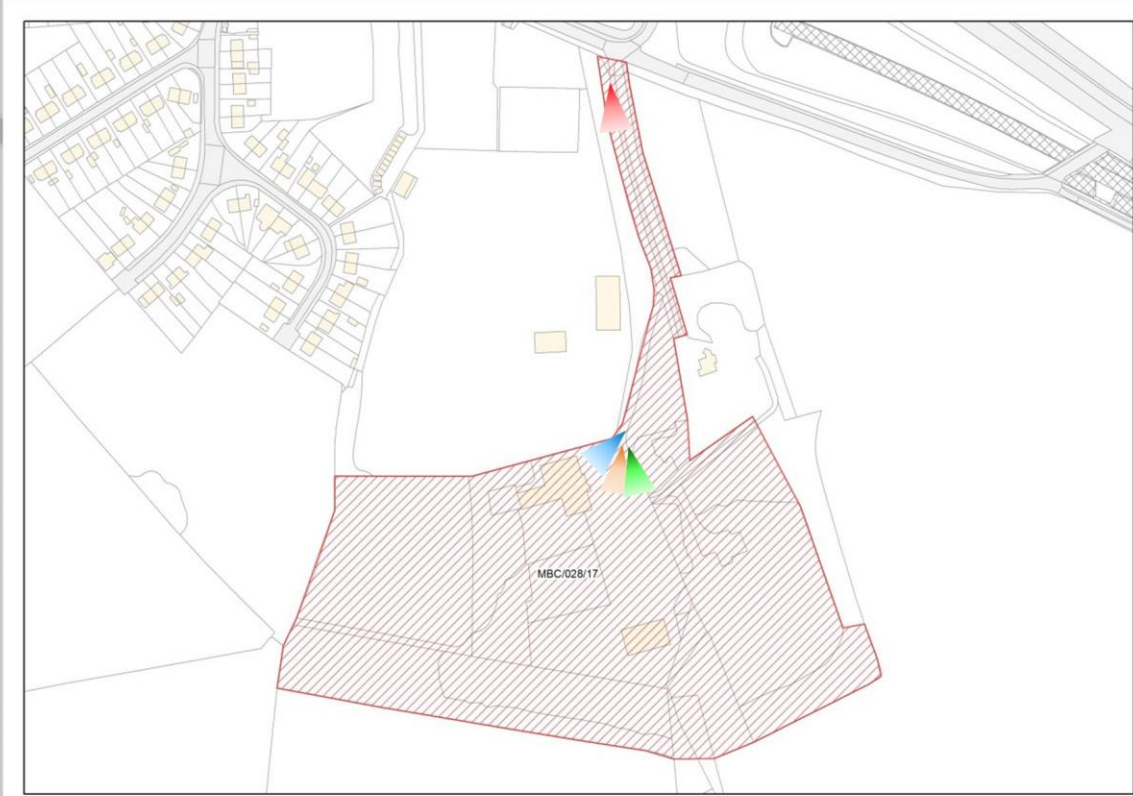
Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objective 2: education, 3: transport and 10: social and economic inclusion. A potentially significant negative effect identified was 6: biodiversity and geodiversity.

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?	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 identified					
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/028/17

Land South roundabout at A6006
Asfordby Hill



Picture A:



Picture B:



Picture C:



Picture D:



Easthorpe – 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 east of Green Lane	MBC/028/16	EAST1	EAST1	9	9	22	Outline planning permission granted for 9 dwellings. The site lies within an Area of Separation but due to the relationship with the built form and its enclosure it is not considered to undermine the Area of Separation. The planning permission included works to upgrade the access and highway.
2	2	Land west of Green Lane	MBC/027/16	EAST2	EAST2	12	12	18	The site is within close proximity to the centre of Bottesford and public transport options. The grass paddock provides a visual break along Manor Road which is sparsely populated and contains a number of mature trees, some subject to Tree Preservation Orders. However the site is not important for views into or out of the village and relates well to the existing pattern of development. The site lies within the Area of Separation but due to the relationship with the built form of Easthorpe the site could accommodate small scale development, similar to that approved to the east of Green Lane. Flood mitigation may also influence how the site can be developed.

Site Assessments – Easthorpe					
Site Reference	EAST1 (MBC/028/16)				
Site Address	Land east of Green Lane				
Settlement	Easthorpe				
Settlement Category	Rural Hub				
Gross Site Area	1.13ha				
Net Site Area & Reason	1.13ha (planning permission granted)				
Capacity & Calculation Formula	9 (planning permission granted)				
Planning History	15/01016/OUT granted for 9 dwellings				
Land Owner/ Agent providing update	Joanne Althorpe - Marrons Planning	Last update received	1 st February 2017	Assessment last updated	6 th February 2017

Overall Summary
<p>The site is within close proximity to the centre of Bottesford and public transport options. The site is in residential use containing the dwelling, garaging, swimming pool, tennis courts and is well contained. Mature trees along the site frontage are subject to Tree Preservation Orders. The site lies within the Area of Separation but due to the relationship with the built form of Easthorpe and its enclosure the site is not considered to undermine the Area of Separation. Outline planning granted 2015 for nine dwellings to the rear of Easthorpe Lodge with widening of Green Lane and improvements to the junction with Manor Road. Site suitable for development although unlikely to accommodate more than the 9 with planning permission.</p>
Issues/ constraints to be mitigated
<ul style="list-style-type: none"> • Heritage and Archaeology mitigation • Biodiversity/Ecology • Possible flood risk mitigation • Sensitive design and layout

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Outline planning permission granted	Reserved matters to be submitted in 2017. 3-6 months allowed for site preparation with first dwelling being delivered within 1 year of reserved matters approval. Built out in 1 phase.	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 – Planning application

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); - - (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing. Planning permission granted for nine dwellings four are to be AH.	+
Relationship / connectivity with host settlement;	Site is within 1.1km of Bottesford village centre. Adopted footways provide opportunities for walking and Public Right of Way F73 connects Easthorpe Road to Belvoir Road, Bottesford reducing the distance to within 800 metres. There are no bus services running through the village. Bus services run regularly through Bottesford giving access to Melton, Bingham and Grantham (No. 24) and Grantham<>Nottingham (no. 6/X6). The site relates well to the existing built form of Easthorpe along the built up area of Manor Road/Green Lane.	++
Access to services and facilities (by foot (ideally 800m ⁷) / bicycle (2km) or public transport.	Bottesford centre is within 1.1 km distance to the northwest. Services and facilities are easily accessible on foot and bicycle via the PRow and	+

⁷ MfS indicates 800 metres can be walkable.

	<p>highway.</p> <p>The village of Easthorpe has no bus service. There are bus services running from Bottesford Monday to Friday only. Bus stops are located within 800 metres of the site.</p> <p>The Train Station is within 1km distance from the site.</p>	
Proximity to employment;	<p>Within cycling and walking distance of employment opportunities including:</p> <ul style="list-style-type: none"> • 1.4km Winterbeck, Orston Lane • 950m Normanton Lane Estate 	+
Availability of public transport;	<p>Bus stop within 800m of site on Grantham Road</p> <p>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 running to Nottingham<>Grantham where connections can be made to other cities/places.</p>	0
Brownfield land.	No – Residential Garden (Easthorpe Lodge)	--
Loss of employment or other beneficial use	Site currently houses a large residential property, swimming pool and garaging. Planning permission has been granted for outline permission for nine dwellings with retention of the existing Easthorpe Lodge.	0
Access / including public footpath access;	<p>Site has a frontage to Manor Road and extends along Green Lane which is a single track giving access to a few dwellings and field entrance. There is an adopted footway along the south side of the highway. Planning permission has been for nine dwellings on the land with improvements to Green Lane and the junction with Manor Road secured by condition.</p> <p>Highway Authority Response December 2016: Planning permission granted. No objection.</p>	+
Major infrastructure requirements (transport schemes etc)	None identified	++
Infrastructure capacity (schools / GPs / etc);	Primary Education: Bottesford Primary School is approximately 840m 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 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)
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 secondary 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:

Easthorpe 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);	<p>Opposite the site to the north is a Schedule Monument (list entry 1009195 shifted Medieval Village Earthworks and Moat) and grade II listed building – Easthorpe Manor. The site is located 60m outside of the Easthorpe conservation area. The nearest listed building, Manor Farmhouse and Easthorpe Manor are located 120m to the northwest of the site. Heritage matters were assessed through the planning process and found to be acceptable subject to trial trenching.</p> <p>LCC Archaeology Comments 21st February 2017: Land to south of Manor Road, Easthorpe: The development area lies with the historic settlement core of Easthorpe (MLE9094), former earthworks are recorded on aerial photographs, and historic mapping indicates the presence of buildings fronting onto Manor Road in the early 19th century. The development area abuts both the designated conservation area and lies adjacent to the boundary of the scheduled remains of the shrunken village of Easthorpe (NHLE ref.: 1009195), the latter a nationally important designated heritage asset. To the north, centred within the scheduled monument, is the grade II listed Easthorpe Manor Farmhouse (1180318). The development of the site will impact upon the setting of the designated assets, and the character and significance of the conservation area. It is anticipated that well preserved buried archaeological remains will survive within the area, at present no assessment has been undertaken to evaluate the character, significance and relative importance of these likely remains.</p>	+
Flooding/Drainage	Site frontage falls within flood zone 3 of the EA mapping the remainder of the site lies within flood zone 1. Following review of the borough for the SFRA (jflow+) the site frontage is lying with the floodzone 3b and are subject to potential flood risk described ‘as low risk’ leading to caution. Flood issues were assessed through the planning process and found to be acceptable.	+
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	The site has no national designation. Protected species have been recorded on site and mitigation is possible.	+

TPO / Ancient woodland;	Four of the site frontage trees (1no. Red Oak and 3 no. common Beech) are subject to Tree Preservation Orders. (151/904/6). The Trees create a strong visual amenity and should be retained.	+
Historic Park;	None	++
Technical constraints (contamination / land stability);	None identified. Archaeology interest on site.	++
Landscape designation (<i>influence report – designation</i>).	LCZ3 Bottesford Southeast covers the site. The open landscape from the south forms a positive gateway to the historic hamlet of Easthorpe. 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 settlement 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 function relations to the settlement’s evolution. The site falls within the Area of Separation for Bottesford and Easthorpe. The site is in use as residential garden and contains an array of domestic outbuildings/structures. The site is contained and screened from the open country to the south by other residential dwellings. It is not considered that the site provides a function for the AoS being enclosed and in residential use.	--
Visual Impact	The site has a street frontage and contains a residential dwelling and garage. It is well related to existing pattern of development. Retention of the frontage trees (TPO) will assist in maintaining the open character and a low density scheme may be more appropriate in this location. Views from the south are screened by Vale End House sitting to the south of the site and therefore development would not be viewed within the open countryside	++
Agricultural Land classification	2 – but site is residential garden land	0
Noise or other pollutants	None identified.	++

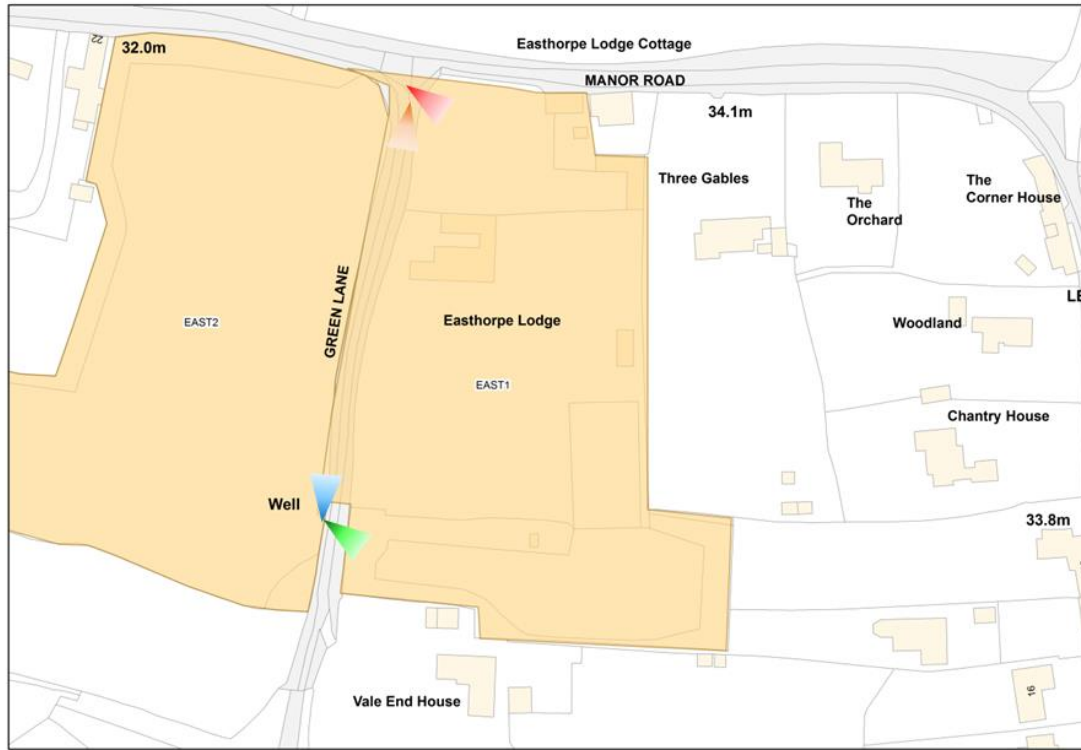
Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None (Adjacent site)
Water Mains	None (Adjacent site)
Sewers	None (Adjacent site)
Oil pipelines	None
Power lines	None (underground (LV) adjacent)

Sustainability Appraisal Summary	
No potential significant positive effects were identified for this site. Potential positive effects identified were in relation to SA objectives 1: housing, 2: education, 9: social inclusion, 12: minimise waste, 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 was considered in the assessment of planning application 15/01016/OUT.	
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?	Widening of road					
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?	None – 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)		Outline	15/01016/OUT Granted for 9	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	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?	3-6 months					
When is it expected that the first dwelling on site will be completed?	6 months following start on site within 1 year of reserved matters approval					
What is the planned phasing of delivery?	1 phase – completed in 1 year					
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 development					

EAST1

Land east of Green Lane
Easthorpe



Picture A:



Picture B:



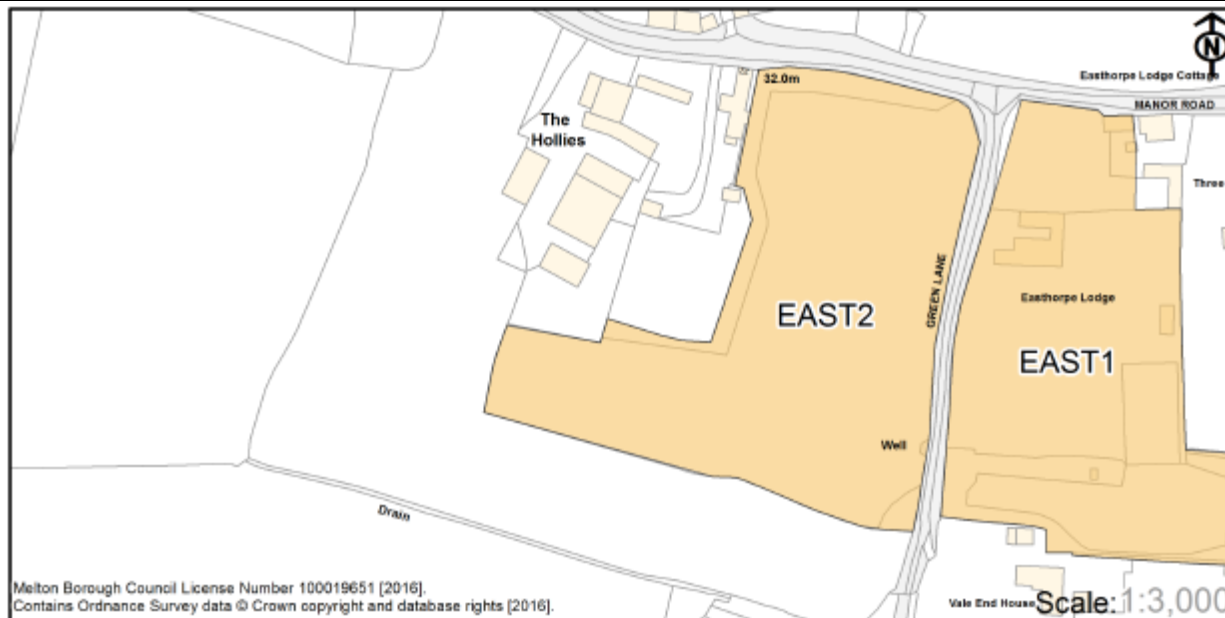
Picture C:



Picture D:



Site Assessments – Easthorpe					
Site Reference	EAST2 (MBC/027/16)				
Site Address	Land west of Green Lane				
Settlement	Easthorpe				
Settlement Category	Rural Hub				
Gross Site Area	1.32ha (1.39ha - 0.7ha area of land in flood risk zone 3b)				
Net Site Area & Reason	1.1ha (82.5% of 1.32ha)				
Capacity & Calculation Formula	12 (1.1ha @ 30dph = 33 dwellings, however reduced capacity to take account of visual impact and scale of settlement)				
Planning History	None				
Land Owner/ Agent providing update	Joanne Althorpe - Marrons Planning	Last update received	1 st February 2017	Assessment last updated	6 th February 2017



Overall Summary	
<p>The site is within close proximity to the centre of Bottesford and public transport options. The grass paddock provides a visual break along Manor Road which is sparsely populated and contains mature trees, some subject to Tree Preservation Orders. However the site is not important for views into or out of the village and relates well to the exiting pattern of development. The site lies within the Area of Separation but due to the relationship with the built form of Easthorpe the site could accommodate small scale of development similar to the neighbouring site (EAST1). Flood mitigation will be required which could influence how the site is developed.</p>	
Issues/ constraints to be mitigated	
<ul style="list-style-type: none"> • Archaeology mitigation • Biodiversity/Ecology • Possible flood risk mitigation • Low density scheme required • Sensitive design and layout and landscaping to respond to the settlement fringe 	

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site is potentially suitable for development	Application to be submitted in 2017. 3-6 months allowed for site preparation with first dwelling being delivered within 1 year of reserved matters approval. Built out in 1 phase.	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 1.1km of Bottesford village centre. Adopted footways provide opportunities for walking and PRoW F73 connects Easthorpe Road to Belvoir Road, Bottesford reducing the distance to within 800 metres. There are no bus services running through the village. Bus services run regularly through Bottesford giving access to Melton, Bingham and Grantham (No. 24) and Grantham<>Nottingham (no. 6/X6). The site relates well to the existing built form of Easthorpe along the built up area of Manor Road/Green Lane.	++
Access to services and facilities (by foot (ideally 800m ⁸) / bicycle (2km) or public transport.	Bottesford centre is within 1.1 km distance to the northwest. Services and facilities are easily accessible on foot and bicycle via the PRoW and	+

⁸ MfS indicates 800 metres can be walkable.

	<p>highway.</p> <p>The village of Easthorpe has no bus service. There are bus services running from Bottesford Monday to Friday only. Bus stops are located within 800 metres of the site.</p> <p>The Train Station is within 1km distance from the site.</p>	
Proximity to employment;	<p>Within cycling and walking distance of employment opportunities including:</p> <ul style="list-style-type: none"> • 1.3km Winterbeck, Orston Lane • 890m Normanton Lane Estate 	+
Availability of public transport;	<p>Bus stop within 800m of site on Grantham Road. 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.</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>	0
Brownfield land.	No – grassed paddock	--
Loss of employment or other beneficial use	No	0
Access / including public footpath access;	<p>Site has a frontage to Manor Road and extends along Green Lane which is a single track giving access to a few dwellings and field entrance. There is an adopted footway along the south side of the highway. Planning permission has been granted for 9 dwellings on land to the east of the site and improvements to Green Lane and the junction with Manor Road are to be undertaken. Additional improvements may be required to access additional dwellings in this location</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>	+

Major infrastructure requirements (transport schemes etc)	None	++																																												
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Bottesford Primary School is approximately 760m 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 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="734 564 1527 903"> <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> <p>Secondary Education:</p> <table border="1" data-bbox="734 975 1543 1294"> <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</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)	BOT1	41	10	BOT2	65	16	BOT3	163	39	BOT4	55	13	EAST1	9	2	EAST2	12	3	Total	345	83	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	++
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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 secondary 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:

Easthorpe 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

	<p>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>Opposite the site to the north is a Schedule Monument (list entry 1009195 shifted Medieval Village Earthworks and Moat) and grade II listed building – Easthorpe Manor. The field forms the open landscape to the former medieval village and Manor House and would arguably form the setting. The intervening tree planting on the site screens the site from view however loss of some of its agricultural and pastoral setting will occur. The impact would not be significant.</p> <p>The site is located adjacent to the Easthorpe conservation area. The nearest listed building, Manor Farmhouse and Easthorpe Manor are located 73m to the north of the site. The adjacent site (SHLAA MBC/28/16) has recently been granted planning permission where it was concluded that there would not be a significant impact upon designated heritage assets.</p>	+
Flooding/Drainage	<p>Parts of the site along the west and north boundary falls within flood zone 3 of the EA mapping.</p> <p>Following review of the borough for the SFRA (jflow+) the site frontage and top southeast corner of the site is lying with the floodzone 3b and are subject to potential flood risk described ‘as low risk’ leading to caution.</p>	0

Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	The site has no national designation. There are no recorded protected species on the site but recorded on the site opposite. The site may provide foraging opportunities given its tree coverage and greenfield status	+
TPO / Ancient woodland;	Four of the site frontage trees (London Plane) are subject to Tree Preservation Orders. (151/904/6). The east boundary contains large mature trees and encloses the site. A hedgerow forms the south, north and west boundary. The Trees create a strong visual amenity and should be retained	+
Historic Park;	None	++
Technical constraints (contamination / land stability);	Archaeology interest may require trial trenching	+
Landscape designation (<i>influence report – designation</i>).	<p>LCZ3 Bottesford Southeast covers the site. The open landscape from the south forms a positive gateway to the historic hamlet of Easthorpe. 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 settlement 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 function relations to the settlement’s evolution.</p> <p>The site falls within the Area of Separation for Bottesford and Easthorpe. Development of this site requires careful consideration of scale, density and massing ensuring that a harsh urban edge to the settlement is avoided. Whilst within the AoS there is built form either side of the site which extends further back from the highway and providing a similar pattern is followed it could be a reasonable option for housing development providing the scale is appropriate.</p>	--
Visual Impact	Flat field with no significant views. The site has a street frontage and relates well to properties on Manor Road. Most of the dwellings along Manor Road are set back from the highway creating a sense of openness. Retention of the frontage trees (TPO) will assist in maintain the open character and a low density scheme may be more appropriate	++

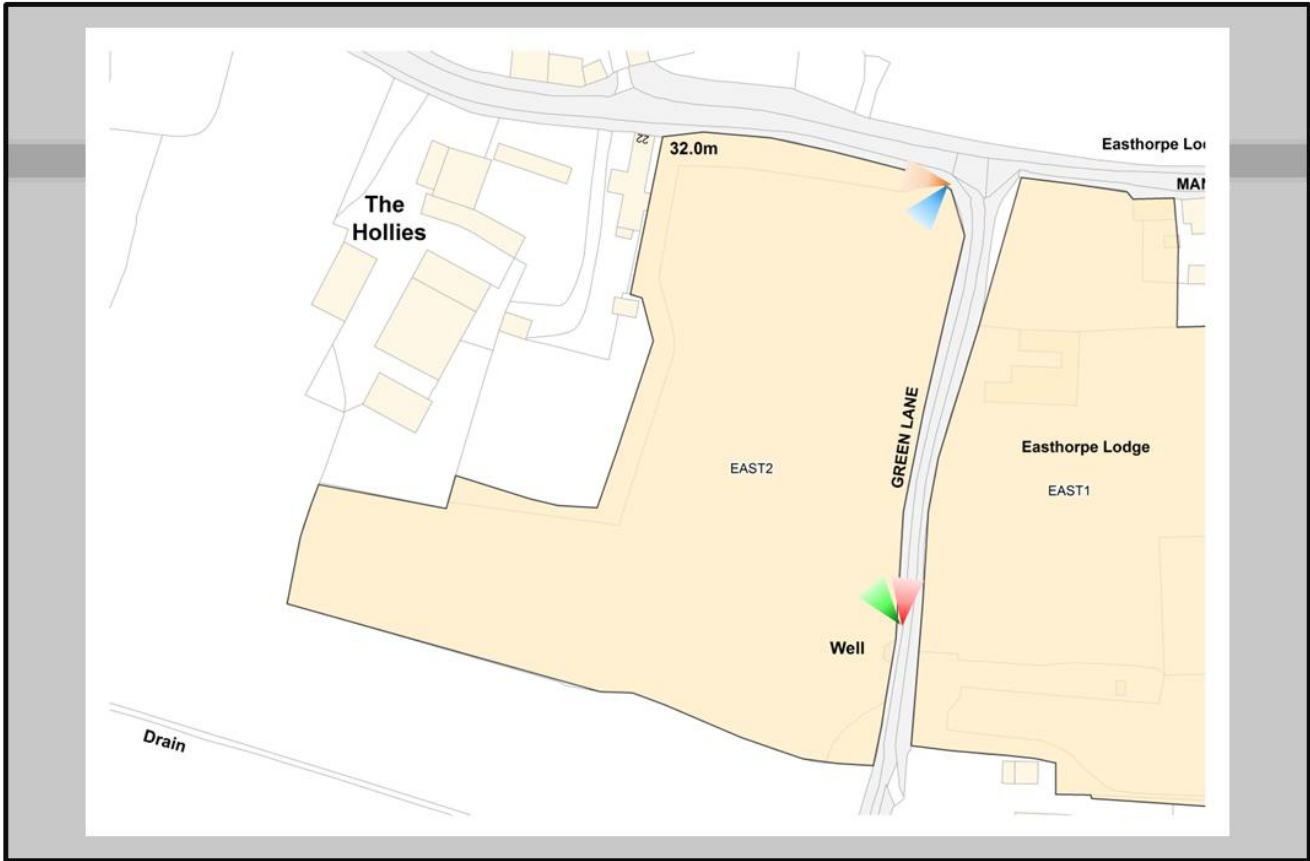
	<p>in this location.</p> <p>Views from the south will be against the back drop of the village settlement and would be viewed as part of the settlement.</p> <p>Development of this site requires careful consideration of scale, density and massing ensuring that a harsh urban edge to the settlement is avoided. Whilst within the Area of Separation there is built form either side of the site which extends further back from the highway and providing a similar pattern is followed it could be a reasonable option for housing development.</p> <p>Reduction in density of scheme to a similar level to site opposite (EAST1) would allow for a more appropriate and sensitive development.</p>	
Agricultural Land classification	2	--
Noise or other pollutants	None identified.	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None (Adjacent site)
Water Mains	None (Adjacent site)
Sewers	None (Adjacent site)
Oil pipelines	None
Power lines	None (underground (LV) adjacent)

Sustainability Appraisal Summary
<p>No potential significant positive effects were identified for this site. Potential positive effects identified were in relation to SA objectives 1: housing, 2: education, 9: social inclusion, 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: mineral resources and soil quality. Site is located on a sand and gravel mineral consultation area and is identified as grade 2 agricultural land. These issues need to be considered and weighed against the positive effects.</p>

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	None 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?	Flood risk, Tree Preservation Orders, Trees & Hedgerows					
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?	2017					
How long has been allowed for site preparation works?	3-6 months					
When is it expected that the first dwelling on site will be completed?	Within 1 year of reserved matters approval					
What is the planned phasing of delivery?	1 phase – 1 year					
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 development					



EAST2

Land west of Green Lane
Easthorpe

Picture A:



Picture B:



Picture C:



Picture D:



Frisby on the Wreake – 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 Green Lane /15	MBC/001/15	MBC/191/15	FRIS1	FRIS1	48	40	27	Site is attached to existing residential development and is close to village facilities. Site is considered suitable for development similar to that in the surrounding area.
2	2	Water Lane	MBC/004/16	FRIS2	FRIS2	22	14	27	Site is attached to existing residential development and is close to village facilities. However because of the site being located next to the railway line, appropriate mitigation measures will be required. The site area has been reduced to limit the impact on the character of the settlement, keeping development more tightly tied to the existing settlement. The wider site area could be utilised for flood risk mitigation requirements if required.	
3	3	Land south of village	MBC/007/16	FRIS3	FRIS3	67	40	25	Site attached to existing residential development and is close to village facilities. Although the access issue will need to be resolved. Only part of the site would be suitable for development as it would have a significant impact on the character of the village and the surrounding development. Masterplan has been provided which identifies the retention of areas for open space to limit the impact on the character of the settlement.	
4	5	Rotherby Lane	MBC/037/16	Not allocated	Not allocated	19	19	24	Site is slightly detached from the rest of the village however it may be considered suitable for a limited number of dwellings if	

									appropriate design and layout could be provided for. Ranked lower due to slight detachment from village when compared with other sites.
6	4	Rotherby Lane	MBC/036/16a	Not allocated	FRIS4	24	24	19	Site is well related to the village, however because of the proximity to adjacent listed buildings appropriate design and mitigation measures would be required. Landowner has stated that the site will only come forward if both MBC/036/16a and MBC/036/16b are both allocated. Other sites in the settlement score higher than these and the requirement is met without these lower ranked sites being included. This site was identified as a reserve site initially but as it is unlikely to come forward it has been removed from policy C1(b).
5	6	Rotherby Lane	MBC/036/16b	Not allocated	Not allocated	47	47	19	Site is slightly detached from the rest of the village however it may be considered suitable for development if the visual impact on entering the village could be mitigated for. Ranked lower due to slight detachment from village when compared with other sites. Landowner has stated that the site will only come forward if both MBC/036/16a and MBC/036/16b are both allocated. Other sites in the settlement score higher than these and the requirement is met without these lower ranked sites being included.

Site Assessments – Frisby on the Wreake					
Site Reference	FRIS1 (MBC/191/15)				
Site Address	Land off Great Lane				
Settlement	Frisby on the Wreake				
Settlement Category	Rural Hub				
Gross Site Area	2.14ha				
Net Site Area & Reason	1.34ha (62.5% of 2.14ha)				
Capacity & Calculation Formula	48 (1.34ha @ 30dph)				
Planning History	16/00491/OUT for residential development granted subject to s106 agreement.				
Land Owner/ Agent providing update	Helen Hartley – Nexus Planning	Last update received	13 th February 2017	Assessment last updated	13 th February 2017

Overall Summary			
Site attached to existing residential development and is close to village facilities. Site is considered suitable for similar development that is located in the surrounding area. Site has been granted permission for residential development subject to s106.			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> No mitigation issues known as such, however there is gentle slope on site, which may require appropriate measures. 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that site is suitable for development. Planning permission has been granted subject to s106 agreement.	The site is due to be sold spring 2017 with reserved matters being submitted autumn 2017. Expected first delivery early 2018 with site being completed in one phase.	Agent confirms the site is commercially viable.

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 – Promotion agreement with Richborough Estates
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;	Site has potential to accommodate about 40 market and affordable dwellings.	++
Relationship / connectivity with host settlement;	The site is well connected to the rest of the village and lies next to the existing development in the village. The main settlement of Asfordby is directly to the north of Frisby on the Wreake.	+
Access to services and facilities (by foot (ideally 800m ⁹) / bicycle (2km) or public transport.	Access to the village is through Great Lane which is well connected to Main Street. Local services and facilities including the bus stops are around 467 metres from the centre of the site.	++
Proximity to employment;	Employment sites that are accessible from the site include: 1.5km Asfordby Haulage & Storage 2.5km Shoby Lodge Farm 2.8km Holwell Works 3km Melton & Kettleby Foods 3.1km Asfordby Business Park 3.5km Leicester Road Estate 3.6km Stanton PLC 4.5km Melton Airfield	+
Availability of public transport;	There is a bus service (No. 128) to Leicester and Melton (and vice versa) every hour on weekdays and weekends. Hourly service within 470m of a bus stop.	+
Brownfield land.	Whole of the site is 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;	Vehicular access is available through Great Lane. However poor public	+

⁹ MfS indicates 800 metres can be walkable.

	<p>footpaths link directly to the site.</p> <p>Highway Authority Response December 2016: No objection to current planning application for 40 dwellings which is currently deferred by Planning Committee (16/00491/OUT).</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: Frisby C of E Primary School is approximately 380m to the west of the site. The capacity agreed is currently 119 pupils. There are currently 116 enrolled (Jan 2017). Forecasts show that there will be capacity of 11 places by January 2021. The Local Education Authority has not raised Frisby 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>FRIS1</td> <td>48</td> <td>11</td> </tr> <tr> <td>FRIS2</td> <td>22</td> <td>5</td> </tr> <tr> <td>FRIS3</td> <td>67</td> <td>16</td> </tr> <tr> <td>Total</td> <td>137</td> <td>32</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)	FRIS1	48	11	FRIS2	22	5	FRIS3	67	16	Total	137	32	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 4.5km to the east of the site at Long Field Academy. 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)
FRIS1	48	8
FRIS2	22	4
FRIS3	67	11
Total	137	23

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:

Frisby on the Wreake 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>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 are no Scheduled Monuments or Listed Buildings on site. The site is outside the Frisby on the Wreake conservation area, 160m from the boundary. The nearest listed building, Mill House is 260m to the north of the site. The site is located 470m east of the scheduled monument, the village cross. The site is also located 1.8km west of two scheduled monuments including, Kirby Bellars Priory and Garden, moat and five fishponds at Kirby Bellars. It is considered that development on site will not impact the setting of the Listed Buildings or scheduled monuments due to separation distances and intervening built form. It is not known whether there are any archaeological features on the site.	++
Flooding/Drainage	There is no flood risk 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. From the Biodiversity study, the site has been identified to be of low ecological value.	++
TPO / Ancient woodland;	There are no trees with TPOs on the site and it does not have ancient woodland on it	++
Historic Park;	No historic park	++
Technical constraints (contamination / land stability);	There are no known technical constraints on the site	++
Landscape designation (<i>influence report – designation</i>).	Site lies in LCZ3 where “overall landscape sensitivity to residential development is judged medium to high by virtue of the intactness of much of the valley landscape and the historic landscape character.	-
Visual Impact	Site is well related to the village and is close to existing development. Site will not have a significant impact. Development on site may be well	++

	contained with minimum visual impact.	
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 (adjacent)
Sewers	None
Oil pipelines	None
Power lines	HV line present on site

Sustainability Appraisal Summary

No potential significant positive effects were identified for this site. Potential positive effects identified were in relation to SA objectives 1: housing, 2: education, 3: transport, 9: social inclusion and 15: reduction in greenhouse gases. A potential significant negative effect was identified in relation to SA objective 8: mineral resources and soil quality. Site is located on a limestone mineral consultation area and is identified as grade 3 agricultural land. These issues need to be considered and weighed against the positive effects.

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	The site benefits from a commercially viable planning permission.

Deliverability						
Is there any infrastructure required that would impact on delivery?	No major infrastructure required.					
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?	A phase 2 ground investigation and trial trenching exercise commenced w/c 6 th February 2017. Whilst the assessment process is ongoing, on-site observations suggest that there are no obvious constraints 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 – Site is due to be sold to a developer this spring 2017. Market interest is high.					
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	16/00491/OUT granted subject to s106	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Autumn 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?	3-6 months					
When is it expected that the first dwelling on site will be completed?	Early 2018					
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?	Whole site delivered as one phase					

FRIS1

Land off Great Lane
Frisby on the Wreake



Picture A:



Picture B:



Picture C:



Picture D:



Site Assessments – Frisby on the Wreake					
Site Reference	FRIS2 (MBC/004/16 part)				
Site Address	Water Lane				
Settlement	Frisby on the Wreake				
Settlement Category	Rural Hub				
Gross Site Area	0.89ha (Original SHLAA submission had a site area of 3.33ha however western part of site removed to limit the impact on the character of the settlement)				
Net Site Area & Reason	0.73ha (82.5% of 0.89ha)				
Capacity & Calculation Formula	22 (0.73ha @ 30dph)				
Planning History	16/00740/OUT submitted for 30 dwellings pending consideration				
Land Owner/ Agent providing update	Siobhan Noble	Last update received	26 th January 2017	Assessment last updated	31 st January 2017

Overall Summary			
Site attached to existing residential development and is close to village facilities. Site has been reduced in area, limiting it to the eastern part of the site, which is better connected to the settlement in terms of character and appearance.			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Impact of being next to trainline will need appropriate mitigation measures. 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that reduced site area is suitable for development.	Timescales have not been identified as the land would be sold on obtaining outline planning consent – application currently pending consideration. Stated that delivery is possible 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?	2
Has written confirmation been received from all landowners to confirm the land is available?	One landowner is representing the site. Planning application has been submitted.

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Site has potential to accommodate about 22 market and affordable dwellings.	++
Relationship / connectivity with host settlement;	The site is well connected to the rest of the village and lies next to the existing development in the village. The main settlement of Asfordby is directly to the north of Frisby, and the site is well connected with Asfordby through Hoby Road.	+ (immediately adjacent)
Access to services and facilities (by foot (ideally 800m ¹⁰) / bicycle (2km) or public transport.	Access to the village is through Water Lane which is well connected to Main Street. Local services and facilities including the bus stops are between 290-318 metres from the centre of the site.	++
Proximity to employment;	Employment sites that are accessible from the site include: 1.8km Asfordby Haulage & Storage 2.2km Shoby Lodge Farm 3.2km Holwell Works 3.5km Asfordby Business Park 3.6km Melton & Kettleby Foods 3.8km Stanton PLC 4.1km Leicester Road Estate 5.1km Melton Airfield	+
Availability of public transport;	There is a bus service (No. 128) to Leicester and Melton (and vice versa) every hour on weekdays and weekends.	+
Brownfield land.	Whole of the site is greenfield.	- -

¹⁰ Mfs indicates 800 metres can be walkable.

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>Vehicular access is available through Water Lane. However poor footpath links to the site currently.</p> <p>Highway Authority Response February 2017: Highways Authority are awaiting speed survey results in order to form a response to current planning application 16/00740/OUT.</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: Frisby C of E Primary School is approximately 370m to the south of the site. The capacity agreed is currently 119 pupils. There are currently 116 enrolled (Jan 2017). Forecasts show that there will be capacity of 11 places by January 2021. The Local Education Authority has not raised Frisby 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>FRIS1</td> <td>48</td> <td>11</td> </tr> <tr> <td>FRIS2</td> <td>22</td> <td>5</td> </tr> <tr> <td>FRIS3</td> <td>67</td> <td>16</td> </tr> <tr> <td>Total</td> <td>137</td> <td>32</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)	FRIS1	48	11	FRIS2	22	5	FRIS3	67	16	Total	137	32	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 6km to the east of the site at Long Field Academy. 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)
FRIS1	48	8
FRIS2	22	2
FRIS3	67	7
Total	137	23

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:

Frisby on the Wreake 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>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);	There are no Scheduled Monuments or Listed Buildings on site. The site is outside the Frisby on the Wreake conservation area, but adjacent to the north western corner of the boundary. The nearest listed building, Gables Farmhouse is 80m to the east of the site. The site is located 115m north west of the scheduled monument, the village cross. The site is also located 2.3km west of two scheduled monuments including, Kirby Bellars Priory and Garden, moat and five fishponds at Kirby Bellars. It is considered that development on site will not impact the setting of the Listed Buildings or scheduled monuments due to separation distances and intervening built form. It is not known whether there are any archaeological features on the site. Sensitive design can mitigate any impact on the conservation area.	++
Flooding/Drainage	Part of wider site is in flood zone 2. The wider site area could be utilised for flood risk mitigation.	+
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;	No 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. However site lies in LCZ2 where “a medium to high overall landscape sensitivity, due primarily to the open visual character and the degree of intervisibility, the character of which would be vulnerable to change in light of residential development.”	
Visual Impact	The original site area submitted in the SHLAA process was a larger site extending further west. The site is adjacent to existing residential development. It is considered that the eastern part of the site that is more in line with the existing built form of the settlement in this location would not have a detrimental visual impact. Therefore the site has been reduced to limit the visual impact on the character of the village, limiting development to the eastern part of the land.	++
Agricultural Land classification	3b – heavy clay soils over river alluvium	++
Noise or other pollutants	There will be noise from the adjacent railway line but this can be mitigated through appropriate design and buffer.	+

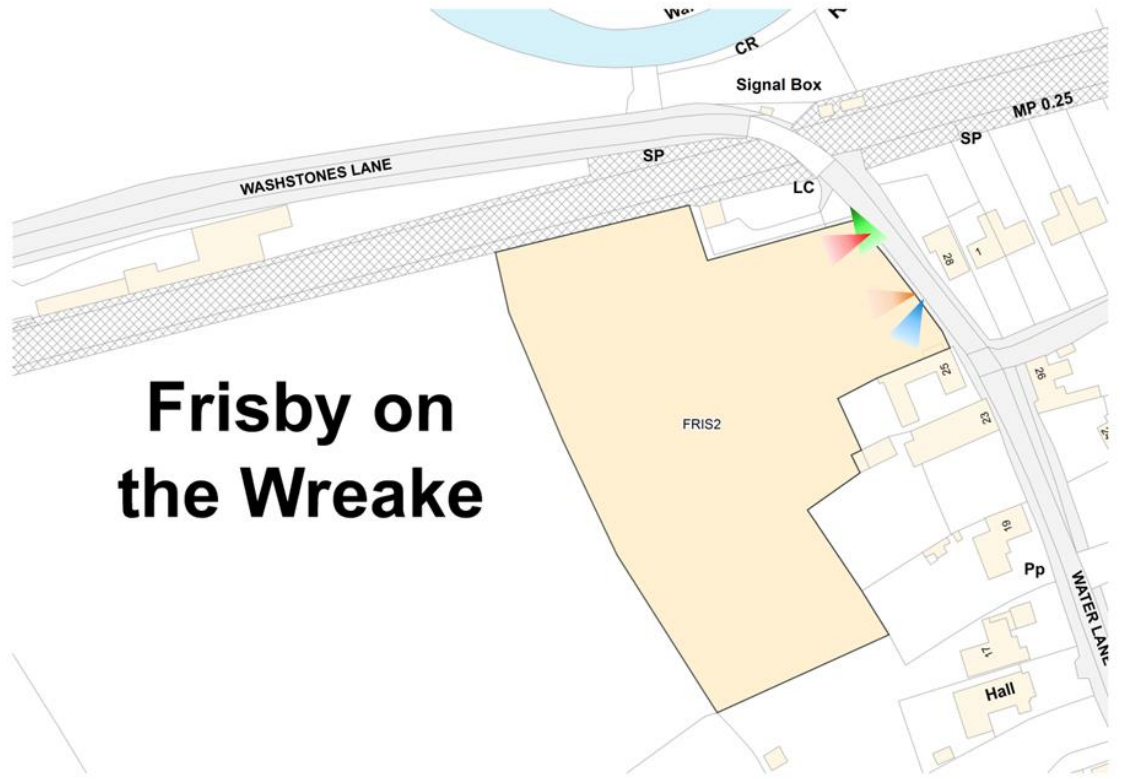
Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None
Sewers	Pressurised foul drain and abandoned drain run along 1 boundary
Oil pipelines	None
Power lines	Lines HV & LV present on site

Sustainability Appraisal Summary
No potential significant positive effects were identified for this site. Potential positive effects identified were in relation to SA objectives 1: housing, 2: education, 3: transport, 9: social inclusion 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 in relation to the current and any future planning applications.

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 specific infrastructure, just internal.					
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?	That the site is now considered “defended” flood 2, reports have already been made to provide solutions to the surface water issues currently on water lane. These issues could be relieved for 3 households and the entrance to Wellfield Lane.					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	The site layout has been designed with all constraints in mind. The master plan and input from planning authority is available on Planning Online.					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	Yes, the site design pushes back the housing slightly to provide some green space for the neighbours bordering the site and there is a swale running beside an existing easement to an attenuation pond at the rear. The houses closest to the railway boundary are front facing so rear bedrooms are less affected.					
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	16/00740/OUT pending consideration	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Will be subject to purchaser of 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?	Will be subject to purchaser of land.					
When is it expected that the first dwelling on site will be completed?	Will be subject to purchaser of land.					
What is the planned phasing of delivery?	Developed in one phase due to size of 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?	No amendment suggested to requirement of LPA.					

Frisby on the Wreake



FRIS2

Water lane
Frisby on the Wreake

Picture A:



Picture B:

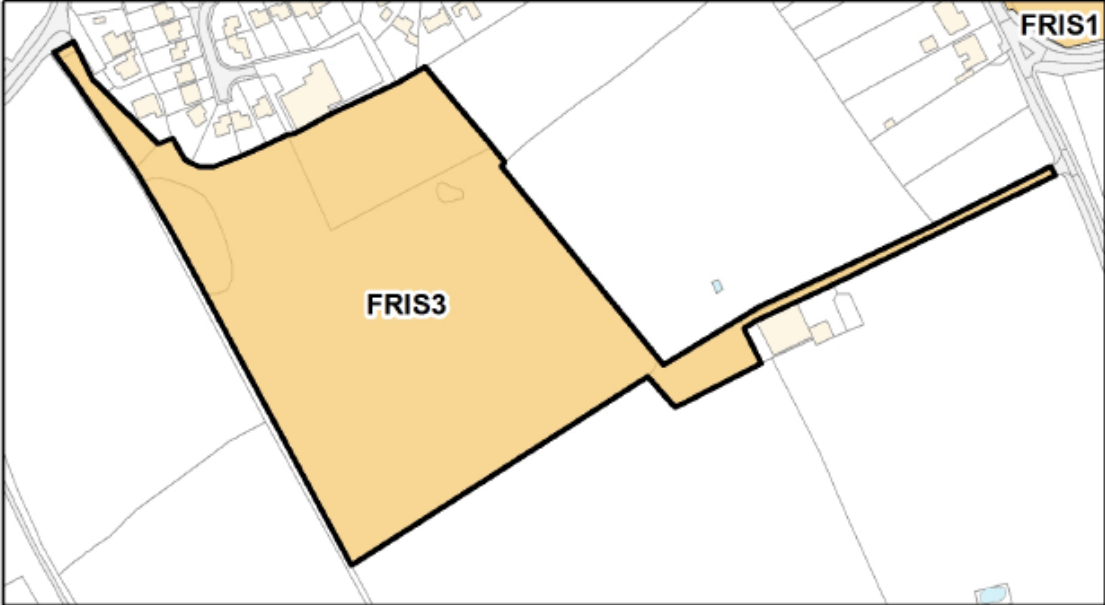


Picture C:



Picture D:



Site Assessments – Frisby on the Wreake					
Site Reference	FRIS3 (MBC/007/16 part)				
Site Address	Land south of village				
Settlement	Frisby on the Wreake				
Settlement Category	Rural Hub				
Gross Site Area	3.58ha (4.13ha – 0.55ha Site area reduced to take account of land used by School)				
Net Site Area & Reason	2.24ha (62.5% of 3.58ha)				
Capacity & Calculation Formula	67 (2.24ha @ 30dph)				
Planning History	16/00704/OUT for 48 dwellings pending consideration on site and land to the east of the site.				
Land Owner/ Agent providing update	Tom Collins - Fisher German LLP	Last update received	16 th December 2016	Assessment last updated	31 st January 2017

Overall Summary			
Site attached to existing residential development and is close to village facilities. Allowing for some of the land to be retained by the school, the site is still of a good size and scale for the village.			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Access 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site is suitable for development. Outline planning application currently pending consideration.	Site is set to be marketed as soon as outline planning permission is obtained. Looking to start delivering completions 18 months from the agreement with the housebuilder in a single phase.	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?	Owned jointly by Mr & Mrs Cook who have submitted in the outline planning application currently pending consideration.

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative).
Meeting identified need;	Site has potential to accommodate about 86 market and affordable dwellings.	++
Relationship / connectivity with host settlement;	The site is well connected to the rest of the village and lies next to the existing development in the village. The main settlement of Asfordby is directly to the north of Frisby.	+ (immediately adjacent)
Access to services and facilities (by foot (ideally 800m ¹¹) / bicycle (2km) or public transport.	Access to the village is through Rotherby Lane which is well connected to Main Street. Local services and facilities including the bus stops are around 328 metres from the centre of the site.	++
Proximity to employment;	Employment sites that are accessible from the site include: 1.9km Asfordby Haulage & Storage 2.4km Shoby Lodge Farm 3.2km Holwell Works 3.5km Asfordby Business Park 3.4km Melton & Kettleby Foods 3.9km Leicester Road Estate 4km Stanton PLC 4.8km Melton Airfield	+
Availability of public transport;	There is a bus service (No. 128) to Leicester and Melton (and vice versa) every hour on weekdays and weekends. Within 328m of a bus stop.	+
Brownfield land.	Whole of the site is greenfield.	- -

¹¹ Mfs indicates 800 metres can be walkable.

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>Vehicular access is available through Rotherby Lane. Minor works will be required to provide appropriate access though as current access through a narrow strip off Rotherby Lane. Public footpath run across the site in the western part up to Leicester Road.</p> <p>Highway Authority Response February 2017: Highway Authority are awaiting comments from Engineering Design team on Gaddesby Lane junction on planning application 16/00704/OUT to inform response.</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: Frisby C of E Primary School is adjacent the site to the south. The capacity agreed is currently 119 pupils. There are currently 116 enrolled (Jan 2017). Forecasts show that there will be capacity of 11 places by January 2021. The Local Education Authority has not raised Frisby 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>FRIS1</td> <td>48</td> <td>11</td> </tr> <tr> <td>FRIS2</td> <td>22</td> <td>5</td> </tr> <tr> <td>FRIS3</td> <td>67</td> <td>16</td> </tr> <tr> <td>Total</td> <td>137</td> <td>32</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)	FRIS1	48	11	FRIS2	22	5	FRIS3	67	16	Total	137	32	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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Long Field Academy Melton Mowbray	800	546	670	130
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The nearest secondary education provision is 5km to the north east of the site at Long Field Academy. 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)
FRIS1	48	8
FRIS2	22	4
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Total	137	23

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:

Frisby on the Wreake 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

	<p>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);	There are no Scheduled Monuments or Listed Buildings on site. The site is outside the Frisby on the Wreake conservation area, 40m from the boundary. The nearest listed building, Zion House is 70m to the north of the site. The site is located 135m south of the scheduled monument, the village cross. The site is also located 2.1km west of two scheduled monuments including, Kirby Bellars Priory and Garden, moat and five fishponds at Kirby Bellars. It is considered that development on site will not impact the setting of the Listed Buildings or scheduled monuments due to separation distances and intervening built form. It is not known whether there are any archaeological features on the site.	++
Flooding/Drainage	Site is not affected by flood risk	++
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;	No 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. However site lies in LCZ3 where “overall landscape sensitivity to residential development is judged medium to high by virtue of the intactness of much of the valley landscape and the historic landscape character.	
Visual Impact	Site is well related to the village and is close to existing development. Whole of the site developed will have an impact on the character of the village so therefore any scheme would have to be sensitively designed in terms of layout and scale but considered this could be possible.	+
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	None
Oil pipelines	None
Power lines	HV lines on site

Sustainability Appraisal Summary
Potential significant positive effects identified were in relation to SA objectives 2: education. A potential significant negative effect was identified in relation to SA objective 8: mineral resources and soil quality. Site is located on a gypsum and sand and gravel mineral consultation area and is identified as grade 3 agricultural land. These issues need to be considered and weighed against the positive effects.

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	None 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?	Access, landscape, ecology and design					
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?	Constraints have been assessed and dealt with under current outline planning application which is pending consideration (16/00704/OUT).					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes - Site is to be marketed to housebuilders once planning permission is obtained.					
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	16/00704/OUT pending consideration	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Reserved matters will be submitted within 12 months following granting of outline consent and disposal of the site to a housebuilder.					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	Current application pending consideration (16/00704/OUT)					
How long has been allowed for site preparation works?	5 months					
When is it expected that the first dwelling on site will be completed?	18 months following agreement with housebuilder once outline planning permission is obtained.					
What is the planned phasing of delivery?	Single phase.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	None raised.					
When is it envisaged that the affordable housing element will be delivered?	To be confirmed through planning application process.					

FRIS3

Land due south of the village
Frisby on the Wreake



Picture A:



Picture B:



Picture C:



Picture D:



Site Assessments – Frisby on the Wreake					
Site Reference	MBC/037/16				
Site Address	Rotherby Lane				
Settlement	Frisby on the Wreake				
Settlement Category	Rural Hub				
Gross Site Area	0.78ha				
Net Site Area & Reason	0.64ha (82.5% of 0.79ha)				
Capacity & Calculation Formula	19 (0.64ha @ 30 dph)				
Planning History	None				
Land Owner/ Agent providing update	Matthew Brown	Last update received	13 th July 2016	Assessment last updated	13 th February 2017

Overall Summary			
Site is slightly detached from the rest of the village, however may be considered for development in the later years of the Plan period in context to the development of other more suitable (higher ranked) sites in the village.			
Issues/ constraints to be mitigated			
Appropriate design and mitigation measures required for bringing the site forward for development.			
Headline Information			
Availability	Suitability	Deliverability	Viability
Agent confirmed the land is available for development	Site assessment concluded that the site was potentially suitable for development.	The agent confirmed that no work would be carried out on the site until it was identified as to whether it would be allocated in the plan.	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;	Site has potential to accommodate about 19 market and affordable dwellings.	+
Relationship / connectivity with host settlement;	The site lies slightly detached from the existing development in the village. Poor footpath links to the site.	-
Access to services and facilities (by foot (ideally 800m ¹²) / bicycle (2km) or public transport.	Access to the village is through Rotherby Lane which is well connected to Main Street. Local services and facilities including the bus stops are around 252 metres from the centre of the site.	++
Proximity to employment;	Employment sites that are accessible from the site include: 1.9km Asfordby Haulage & Storage 2.4km Shoby Lodge Farm 3.2km Holwell Works 3.5km Asfordby Business Park 3.4km Melton & Kettleby Foods 3.9km Leicester Road Estate 4km Stanton PLC 4.8km Melton Airfield	+
Availability of public transport;	There is a bus service (No. 128) to Leicester and Melton (and vice versa) every hour on weekdays and weekends. Within 252m of a bus stop.	+
Brownfield land.	Whole of the site is 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;	Vehicular access is available through Rotherby Lane but work would be required for it to be acceptable, the extent of which	0

¹² Mfs indicates 800 metres can be walkable.

	is not yet known.																																				
Major infrastructure requirements (transport schemes etc)	Access improvements.	+																																			
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Frisby C of E Primary School is adjacent the site to the south. The capacity agreed is currently 119 pupils. There are currently 116 enrolled (Jan 2017). Forecasts show that there will be capacity of 11 places by January 2021. The Local Education Authority has not raised Frisby 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>FRIS1</td> <td>48</td> <td>11</td> </tr> <tr> <td>FRIS2</td> <td>22</td> <td>5</td> </tr> <tr> <td>FRIS3</td> <td>67</td> <td>16</td> </tr> <tr> <td>Total</td> <td>137</td> <td>32</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 5km to the north east of the site at Long Field Academy. It is recognised that as a result of development that additional secondary</p>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	FRIS1	48	11	FRIS2	22	5	FRIS3	67	16	Total	137	32	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)
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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:

Frisby on the Wreake 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.

NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide

	<p>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 Scheduled Monuments or Listed Buildings on site. The site is outside the Frisby on the Wreake conservation area, located 65m from the boundary. The nearest listed building, Zion House is 80m to the north east. A farm yard provides separation from the listed building (FRIS4 Reserve Site). The village cross, a scheduled monument is located 140m north of the site.</p> <p>It is considered that development on this site will not impact the setting of the listed building, scheduled monument or the conservation area. It is not known whether there are any archaeological features on the site.</p>	++
Flooding/Drainage	There is no flood risk 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;	No 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. However site lies in LCZ3 where “overall landscape sensitivity to residential development is judged medium to high by virtue of the intactness of much of	-

	the valley landscape and the historic landscape character.	
Visual Impact	The site lies slightly detached from the existing development in the village. The development on site may have minor impacts which can be mitigated through appropriate design and mitigation measures.	+
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	None
Water Mains	None
Sewers	None
Oil pipelines	None
Power lines	HV lines on site

Sustainability Appraisal Summary
Potential significant positive effects identified were in relation to SA objectives 2: education. A potential significant negative effect was identified in relation to SA objective 8: mineral resources and soil quality. Site is located on a gypsum and sand and gravel mineral consultation area and is identified as grade 3 agricultural land. These issues need to be considered and weighed against the positive effects.

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 information received					
If so, what are the requirements and associated timescales?	No information received					
What are the key constraints that need to be dealt with in order to bring the site forward?	No information received					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	No information received					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	No information received					
Is there agreement with the landowner/s that the site is available and deliverable?	No information received					
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)	No information received
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?	No information received					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	No information received					
How long has been allowed for site preparation works?	No information received					
When is it expected that the first dwelling on site will be completed?	No information received					
What is the planned phasing of delivery?	No information received					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No information received					
When is it envisaged that the affordable housing element will be delivered?	No information received					

MBC/037/16

Rotherby Lane
Frisby on the Wreake



Picture A:



Picture B:



Picture C:



Site Assessments – Frisby on the Wreake					
Site Reference	MBC/036/16a (Initially FRIS4)				
Site Address	Rotherby Lane				
Settlement	Frisby on the Wreake				
Settlement Category	Rural Hub				
Gross Site Area	0.98ha				
Net Site Area & Reason	0.81ha (82.5% of 0.98ha)				
Capacity & Calculation Formula	24 (0.81ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Sydney Wood	Last update received	Awaiting written update	Assessment last updated	31 st January 2017

Overall Summary			
<p>Site is well related to the village, however because of proximity to Listed Buildings appropriate design and mitigation measures will be required. The original site area has been reduced slightly from the 1.11ha originally submitted in the SHLAA (0.13ha) following consultation with the landowner who has identified a reduced area for development.</p>			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Appropriate design and mitigation measures required for bringing the site forward for development. 			
Availability	Suitability	Deliverability	Viability
Landowner has provided a slightly revised site area therefore the land is considered available.	Site assessment concluded that the site was potentially suitable for development.	The landowner has not provided any information regarding deliverability. Landowner has confirmed verbally that both MBC/036/16a & MBC/036/16b would have to come forward together or not at all to allow for relocation of farm.	No issues raised.

Availability	
Is the land available for development now?	No
If the site is not available now, when will it become available?	Farm would have to be relocated – beyond five years.
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;	Site has potential to accommodate about 24 market and affordable dwellings.	++
Relationship / connectivity with host settlement;	The site is adjacent to the existing settlement.	+
Access to services and facilities (by foot (ideally 800m ¹³) / bicycle (2km) or public transport.	Access to the village is through Rotherby Lane which is well connected to Main Street. Local services and facilities including the bus stops are around 196 metres from the centre of the site.	++
Proximity to employment;	Employment sites that are accessible from the site include: 2km Asfordby Haulage & Storage 2.2km Shoby Lodge Farm 3.4km Holwell Works 3.6km Asfordby Business Park 3.7km Melton & Kettleby Foods 4.1km Leicester Road Estate 4.1km Stanton PLC 5.1km Melton Airfield	+
Availability of public transport;	There is a bus service (No. 128) to Leicester and Melton (and vice versa) every hour on weekdays and weekends. Within 196m of a bus stop.	+
Brownfield land.	Whole of the site is 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;	Vehicular access is available through Rotherby Lane. Public footpath leading into the village cuts across the site.	++

¹³ Mfs indicates 800 metres can be walkable.

	<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: Frisby C of E Primary School is approximately 150m to the south east of the site. The capacity agreed is currently 119 pupils. There are currently 116 enrolled (Jan 2017). Forecasts show that there will be capacity of 11 places by January 2021. The Local Education Authority has not raised Frisby 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>FRIS1</td> <td>48</td> <td>11</td> </tr> <tr> <td>FRIS2</td> <td>22</td> <td>5</td> </tr> <tr> <td>FRIS3</td> <td>67</td> <td>16</td> </tr> <tr> <td>Total</td> <td>137</td> <td>32</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)	FRIS1	48	11	FRIS2	22	5	FRIS3	67	16	Total	137	32	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 5km to the east of the site at Long Field Academy. 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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NHS Dentist Services:

A new General Dental Service in Melton Mowbray to provide urgent and

	<p>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 Scheduled Monuments however northeast corner of the site towards Main Street is situated about 59 meters from a Scheduled Monument (Village cross at the western end of Main Street). There is one Grade II Listed Building on site in the north eastern corner, Zion House and another one located about 60 metres from the site, The Limes with adjoining outbuildings, boundary wall and pump. Part of the site lies in Frisby conservation area. It is considered that development on site will impact the Listed buildings settings. These could be overcome with appropriate design and mitigation measures. It is not known whether there are any archaeological features on the site.</p>	-
Flooding/Drainage	There is no flood risk 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;	No historic park	++
Technical constraints (contamination / land stability);	There are no known technical constraints on the site however as the site is current an active farmyard there maybe contamination issues to be mitigated if redeveloped.	-
Landscape designation (<i>influence report – designation</i>).	The site was not assessed in the settlement fringe landscape sensitivity analysis. However site lies in LCZ2 where “a medium to high overall landscape sensitivity, due primarily to the open visual character and the degree of intervisibility, the character of which would be vulnerable to change in light of residential development.”	-
Visual Impact	Site lies across the road from existing development however is not fully detached from the village. The development on site may have minor	+

	impacts which can be mitigated through appropriate design and mitigation measures.	
Agricultural Land classification	3b	++
Noise or other pollutants	No noise or other known pollutants known to be affecting the site. Site is an active farmyard and therefore contamination issues would need to be dealt with as part of any scheme.	+

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

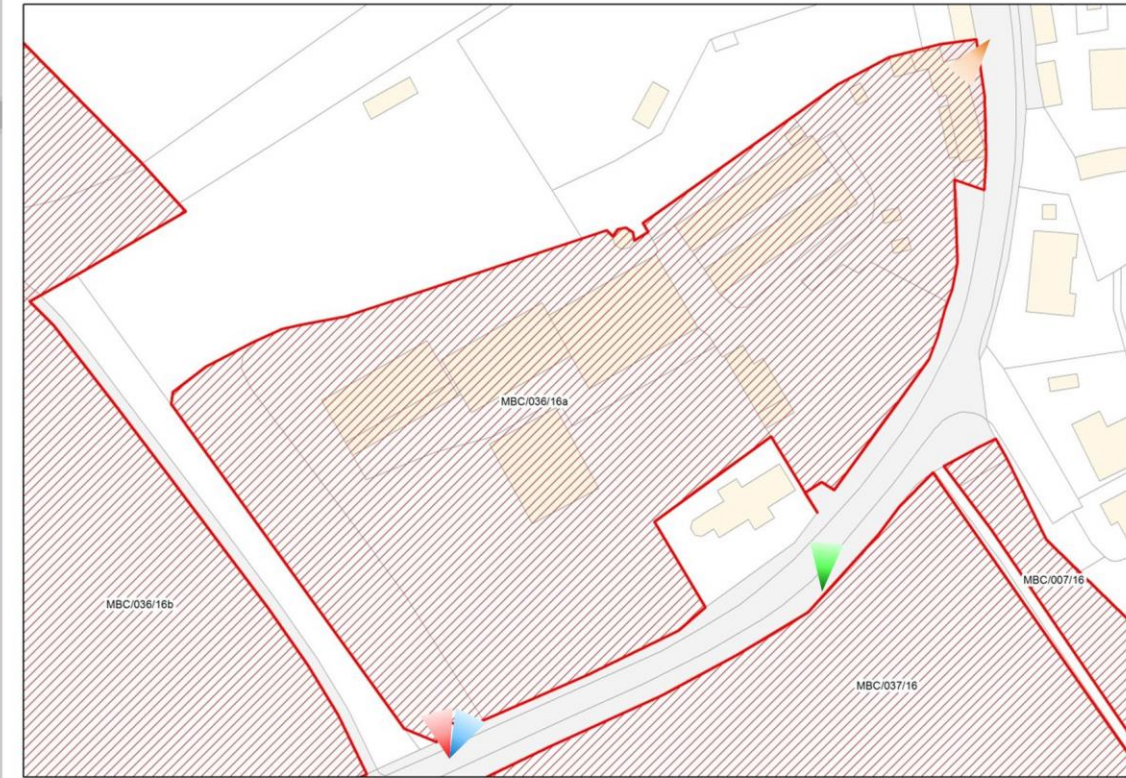
Sustainability Appraisal Summary
No potential significant positive effects were identified for this site. Potential positive effects identified were in relation to SA objectives 1: housing, 2: education, 3: transport, 9: social inclusion and 15: reduction in greenhouse gases. A potential significant negative effect was identified in relation to SA objective 5: landscape. This area has a medium to high sensitivity to residential development due to small scale character and presence of important and relatively intact historic landscape elements such as ridge and furrow field systems. This issue will need to be considered through the planning application process should the site come forward.

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 information received					
If so, what are the requirements and associated timescales?	No information received					
What are the key constraints that need to be dealt with in order to bring the site forward?	No information received					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	No information received					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	No information received					
Is there agreement with the landowner/s that the site is available and deliverable?	No information received					
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)	Identified as reserve site so not included in trajectory
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?	No information received					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	No information received					
How long has been allowed for site preparation works?	No information received					
When is it expected that the first dwelling on site will be completed?	No information received					
What is the planned phasing of delivery?	No information received					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No information received					
When is it envisaged that the affordable housing element will be delivered?	No information received					

MBC/036/16a

Rotherby Lane
Frisby on the Wreake



Picture A:



Picture D:



Picture B:



Picture C:



Site Assessments – Frisby on the Wreake					
Site Reference	MBC/036/16b				
Site Address	Rotherby Lane				
Settlement	Frisby on the Wreake				
Settlement Category	Rural Hub				
Gross Site Area	2.49ha				
Net Site Area & Reason	1.56ha (62.5% of 2.49ha)				
Capacity & Calculation Formula	47 (1.56ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Sydney Wood	Last update received	Awaiting updated information	Assessment last updated	13 th February 2017

Overall Summary			
Site is slightly detached from the rest of the village, however may be considered for development in the later years of the Plan period in context to the development of other more suitable (higher ranked) sites in the village.			
Issues/ constraints to be mitigated			
Appropriate design and mitigation measures required for bringing the site forward for development.			
Headline Information			
Availability	Suitability	Deliverability	Viability
Landowner has identified the site as being available, however it is associated with adjacent farmyard (FRIS4 Reserve) so it would be dependent on the farm relocating.	Site assessment concluded that the site was potentially suitable for development.	No information provided by landowner at this stage. Landowner has confirmed verbally that both MBC/036/16a & MBC/036/16b would have to come forward together or not at all to allow for relocation of farm.	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;	Site has potential to accommodate about 40 market and affordable dwellings.	++
Relationship / connectivity with host settlement;	The site is detached from the existing development in the village, however is connected through the public footpath.	-
Access to services and facilities (by foot (ideally 800m ¹⁴) / bicycle (2km) or public transport.	Access to the village is through Rotherby Lane which is well connected to Main Street. Local services and facilities including the bus stops are around 384 metres from the centre of the site.	++
Proximity to employment;	Employment sites that are accessible from the site include: 1.9km Asfordby Haulage & Storage 2.4km Shoby Lodge Farm 3.2km Holwell Works 3.5km Asfordby Business Park 3.4km Melton & Kettleby Foods 3.9km Leicester Road Estate 4km Stanton PLC 4.8km Melton Airfield	+
Availability of public transport;	There is a bus service (No. 128) to Leicester and Melton (and vice versa) every hour on weekdays and weekends. Within 384m of a bus stop.	+
Brownfield land.	Whole of the site is 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;	Vehicular access is available through Rotherby Lane. Public footpath leading into the village cuts across the site.	+

¹⁴ Mfs indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	It is not considered that there would be any major infrastructure requirements associated with this site. Footway and access improvements would be required.	+																																			
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Frisby C of E Primary School is adjacent the site to the south. The capacity agreed is currently 119 pupils. There are currently 116 enrolled (Jan 2017). Forecasts show that there will be capacity of 11 places by January 2021.</p> <p>The Local Education Authority has not raised Frisby 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="725 608 1491 818"> <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>FRIS1</td> <td>48</td> <td>11</td> </tr> <tr> <td>FRIS2</td> <td>22</td> <td>5</td> </tr> <tr> <td>FRIS3</td> <td>67</td> <td>16</td> </tr> <tr> <td>Total</td> <td>137</td> <td>32</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1" data-bbox="725 954 1491 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)	FRIS1	48	11	FRIS2	22	5	FRIS3	67	16	Total	137	32	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 5km to the north east of the site at Long Field Academy. 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)
FRIS1	48	8
FRIS2	22	4
FRIS3	67	11
Total	137	23

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:

Frisby on the Wreake 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

	<p>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);	<p>There are no Scheduled Monuments or Listed Buildings on site. The site is outside the Frisby on the Wreake conservation area, located 95m from the boundary. The nearest listed building, Zion House is 155m to the east. A farm yard provides separation from the listed building (FRIS4 Reserve Site). The village cross, a scheduled monument is located 175m north east of the site.</p> <p>It is considered that development on this site will not impact the setting of the listed building, scheduled monument or the conservation area. It is not known whether there are any archaeological features on the site.</p>	++
Flooding/Drainage	There is no flood risk 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;	No historic park	++
Technical constraints (contamination / land stability);	There are no known technical constraints on the site. Previous uses may mean contamination will need to be dealt with on site.	+
Landscape designation (<i>influence report</i> –	The site was not assessed in the settlement fringe	-

<i>designation).</i>	landscape sensitivity analysis. However site lies in LCZ2 where “a medium to high overall landscape sensitivity, due primarily to the open visual character and the degree of intervisibility, the character of which would be vulnerable to change in light of residential development.”	
Visual Impact	Site is detached from existing development in the village and would have a significant impact on the character of the village.	-
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	None
Water Mains	None
Sewers	None
Oil pipelines	None
Power lines	HV lines on site

Sustainability Appraisal Summary

Potential significant positive effects identified were in relation to SA objectives 2: education. A potential significant negative effect was identified in relation to SA objective 8: mineral resources and soil quality. Site is located on a gypsum and sand and gravel mineral consultation area and is identified as grade 3 agricultural land. These issues need to be considered and weighed against the positive effects.

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 information received					
If so, what are the requirements and associated timescales?	No information received					
What are the key constraints that need to be dealt with in order to bring the site forward?	No information received					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	No information received					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	No information received					
Is there agreement with the landowner/s that the site is available and deliverable?	No information received					
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)	No information provided
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?	No information received					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	No information received					
How long has been allowed for site preparation works?	No information received					
When is it expected that the first dwelling on site will be completed?	No information received					
What is the planned phasing of delivery?	No information received					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No information received					
When is it envisaged that the affordable housing element will be delivered?	No information received					

MBC/036/16b

Rotherby Lane
Frisby on the Wreake



Picture A:



Picture B:



Picture C:



Picture D:



Gaddesby – 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	Holme Farm	15/00361/OUT	GADD1	GADD1	14	14	31	Site has planning permission for 14 dwellings.
2	3	Land off Pasture Lane	MBC/017/13	GADD2	GADD3	11	11	22	The site is located quite far from the main services and facilities in Gaddesby but a bus stop is situated close to the site. The site is slightly detached from the built up area at the north of the settlement and visual impacts would have to be mitigated.
3	Not assessed – new site submitted through SHLAA 2017	Land north of Pasture Lane	MBC/005/17	GADD3	Not assessed	11	Not assessed	21	Site lies at the edge of the settlement. It is considered that only the southern part of the site which is better connected to the settlement should be considered potentially suitable for development.
4	2	Land off Church Lane and Ashby Road	MBC/016/13	Not allocated	GADD2	30	30	16	This site was originally ranked 2 nd in the last site assessment work which was reported to Full Council on the 19 th September 2016. Since that time however issues relating to the impact on both landscape character and heritage assets which it is considered cannot be mitigated have been identified and it is therefore suggested that this site is removed from the allocations.

Site Assessments – Gaddesby					
Site Reference	GADD1 (15/00361/OUT)				
Site Address	Holme Farm				
Settlement	Gaddesby				
Settlement Category	Rural Hub				
Gross Site Area	0.93ha				
Net Site Area & Reason	0.93ha (planning permission granted)				
Capacity & Calculation Formula	14 (planning permission granted for 14 dwellings)				
Planning History	15/00361/OUT granted for 14 dwellings				
Land Owner/ Agent providing update	Angela Rennie - HSSP	Last Update received	10 th January 2017	Assessment last updated	24 th January 2017

Overall Summary			
Planning permission has been granted for 14 dwellings. The site is well related to the existing settlement.			
Issues/ constraints to be mitigated			
None			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site is suitable for development. Outline planning permission has been granted for 14 dwellings.	The site is to be sold to a developer. It is expected due to the size of the site that it will be built out within 5 years in a single phase.	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 - The site is to be sold to a developer
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability
Conclusion of committee report for planning application 15/00361/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.</p> <p>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. Gaddesby is considered to be a reasonably sustainable location having access to primary education, some local facilities and a regular bus services. It is considered that there are material considerations 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 local services and the local employment opportunities a development of this size would provide.</p> <p>Though by no means 'optimum', the site is considered to perform reasonably well in terms of access to facilities and transport links; those in the immediate vicinity. However there remain deficiencies, most obviously in relation to secondary/higher education, shops, health care and leisure/recreation.</p> <p>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 rural village and concerns in regards to sustainable location and pedestrian safety</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 sustainability – are considered to be of limited harm. This is because, in this location, the site benefits from a range of services in the immediate vicinity and nearby which mitigate the extent to which travel is necessary and limits journey distance, and because of the unique characteristics of the site provide potential for sympathetic design, careful landscaping and bio diversity opportunities.</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 and details of the application 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 (LP adjacent)
Water Mains	None
Sewers	None
Oil pipelines	None
Power lines	None (LV adjacent)

Sustainability Appraisal Summary

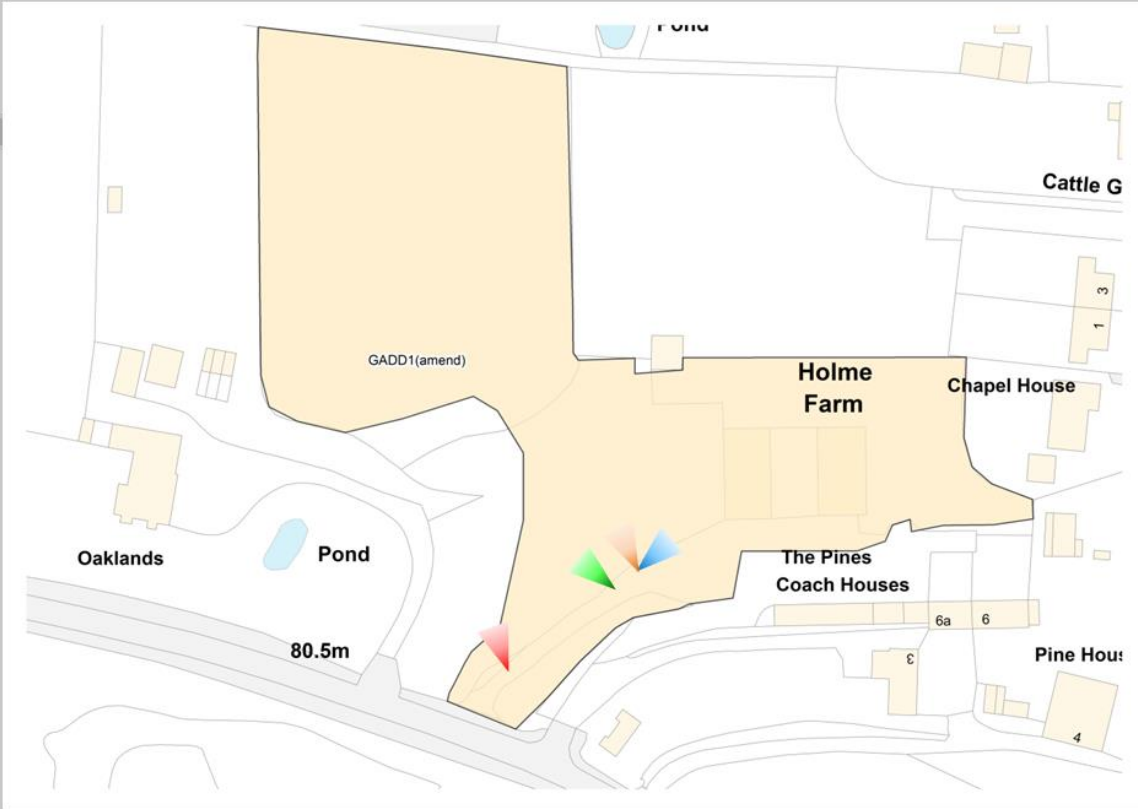
A Potential positive effect identified was in relation to SA objective 2: education. A potential significant negative effect was identified in relation to SA objective 8: mineral resources and soil quality. Site is located on a sand and gravel mineral consultation area and is identified as grade 3 agricultural land. These issues need to be considered and weighed against the positive effects.

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 Landscape Management Plan Access Improvements					
If so, what are the requirements and associated timescales?	Completed as part of the development					
What are the key constraints that need to be dealt with in order to bring the site forward?	Affordable housing supplier, drainage strategy, ecology mitigation					
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?	Dealt with as part of the planning application which was approved.					
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 - 15/00361/OUT	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	The site is to be sold and the purchaser will submit the reserved matters.					
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?	Not known – dependent on purchaser					
What is the planned phasing of delivery?	Small site so no phasing					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Not known – dependent on purchaser					
When is it envisaged that the affordable housing element will be delivered?	Not known – dependent on purchaser					

GADD1

Land at Holme Farm, Rearsby Lane
Gaddesby



Picture A:



Picture B:

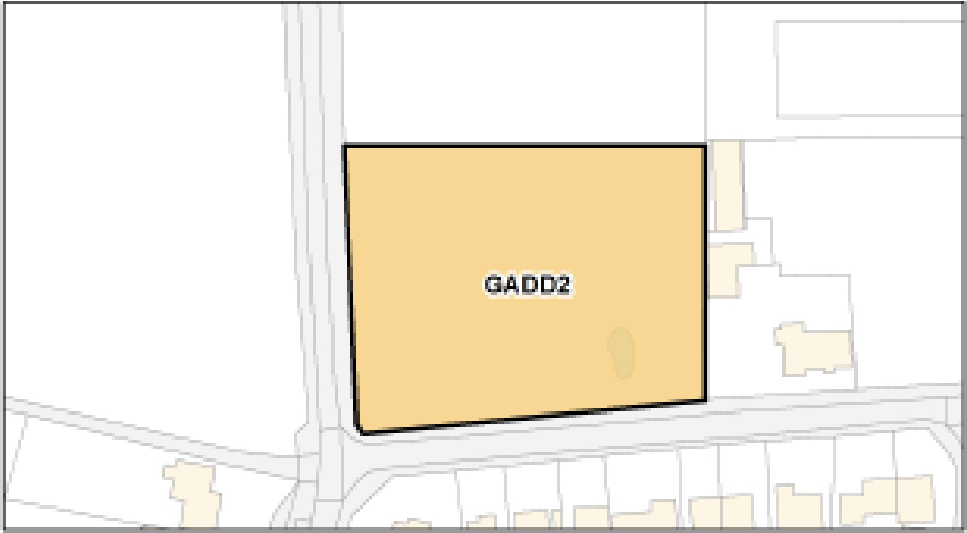


Picture C:



Picture D:



Site Assessments – Gaddesby					
Site Reference	GADD2 (MBC/017/13)				
Site Address	Land off Pasture Lane				
Settlement	Gaddesby				
Settlement Category	Rural Hub				
Gross Site Area	0.43ha				
Net Site Area & Reason	0.35ha (82.5% of 0.43ha)				
Capacity & Calculation Formula	11 (0.35ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Robert Fionda – Fairyhill Ltd	Last update received	7 th December 2016	Assessment last updated	24 th January 2017

Overall Summary			
<p>The scale of the site is quite reasonable; however the distance to the services in the village (Primary School and Village Hall) is a disadvantage. It is located in grade 3a agricultural land classification and it would need careful design and layout in order to avoid adverse visual impacts when arriving from Rotherby Road. There is however built form to the east and south and a road bounding the site to the west.</p>			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Visual impact 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that this site is suitable for development.	Small site which has no significant infrastructure requirements or constraints. Expect to submit planning application shortly and start delivering the development in 2019/20.	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 – the developer
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 units	+
Relationship / connectivity with host settlement;	Slightly detached but accessible site	0
Access to services and facilities (by foot (ideally 800m ¹⁵) / bicycle (2km) or public transport.	1km from School and Village Hall	+
Proximity to employment;	Employment opportunities in the surrounding area include: 6km John O Gaunt Industrial Estate 6.2km Melton Airfield 6.3km Asfordby Storage & Haulage 6.6km Burrough Court 6.5km Leicester Road Estate 6.6km Melton & Kettleby Foods – Samworth Bros 7.6km Holwell Works 7.7km Asfordby Business Park 8.1km Stanton PLC 6.8km Shoby Lodge Farm 9km Six Hills Business Area	-
Availability of public transport;	Bus route connecting Melton – Leicester. 2 Hourly Service (100 Bus) between 7:25 and 18:33.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	Loss of farmland	0

¹⁵ Mfs indicates 800 metres can be walkable.

Access / including public footpath access;	<p>Access will need to be done as no existing access point has been identified. It is adjacent to the road however.</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.	++																																			
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: Gaddesby Primary School is 840m to the south of the site. The capacity agreed is currently 175 pupils. There are currently 127 enrolled (Jan 2017). Forecasts show that there will be capacity of 20 places by January 2021.</p> <table border="1" data-bbox="736 639 1527 863"> <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>GADD1</td> <td>14</td> <td>3</td> </tr> <tr> <td>GADD2</td> <td>11</td> <td>3</td> </tr> <tr> <td>GADD3</td> <td>11</td> <td>3</td> </tr> <tr> <td>Total</td> <td>36</td> <td>9</td> </tr> </tbody> </table> <p>Secondary Education:</p> <table border="1" data-bbox="736 1007 1550 1374"> <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)	GADD1	14	3	GADD2	11	3	GADD3	11	3	Total	36	9	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 in Melton Mowbray at John Ferneley College and Long Field Academy (8km). 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. The centre of Leicester is also 12km from the site so some secondary provision may be provided there.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
GADD1	14	2
GADD2	11	2
GADD3	11	2
Total	36	6

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:

Gaddesby 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

	<p>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);	None in close proximity to the site. Site is outside Gaddesby conservation area, 110m from the boundary. The nearest listed building, Park House is 170m to the south west with intervening built form providing separation.	++
Flooding/Drainage	None	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	A protected species survey and report maybe required due to the current nature of the site.	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	The site is located within LCZ1 – Gaddesby North. Overall landscape sensitivity of this LCZ fringe to residential development is medium to high , due to the sense of separation of the LCZ from the settlement edge and open landscape character. Open skylines associated with this LCZ and the intact landscape pattern to the east are susceptible to change. It is recognised that there is a reduced level of sensitivity associated with the exposed edge to the west of Rotherby Road and in association with LCZ 4.	-
Visual Impact	There might be some visual impact from the North, some mitigation measures could be required but are considered possible.	+

Agricultural Land classification	3a	-
Noise or other pollutants	Not aware of any	++
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 (adjacent)	

Sustainability Appraisal Summary
No potential significant positive effects were identified for this site. Potential positive effects identified were in relation to SA objectives 1: housing, 2: education, 3: transport, 9: social inclusion and 15: reduction in greenhouse gases. Potential significant negative effects were identified in relation to SA objective 5: landscape and 8: efficient use of land resources. The site is identified as having medium to high sensitivity to residential development. The site is located in a gypsum mineral consultation area and the land is identified as agricultural land classification 3b. These issues will need to be considered in relation to the current and any future planning applications.

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 available with 2 metres of the site boundary. Gravity sewer has to be extended onto Pasture Lane. Severn Trent currently indicate spare capacity.					
If so, what are the requirements and associated timescales?	Works will be carried out as part of the development of the site.					
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 – Landowner is the developer					
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?	Shortly					
How long has been allowed for site preparation works?	6 months					
When is it expected that the first dwelling on site will be completed?	2019/20					
What is the planned phasing of delivery?	Phasing dependent on sales demand and economic climate					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	It is expected that other site is landowners control WYM2 will be prioritised first. This however is factored into this timescale as it is expected to start delivery on WYM2 in 2018 and it is also a small site.					
When is it envisaged that the affordable housing element will be delivered?	2020/21					

GADD2

Land off Pasture Lane
Gaddesby



Picture A:




Picture B:



Picture C:



Site Assessments – Gaddesby					
Site Reference	GADD3 (MBC/005/17)				
Site Address	Land north of Pasture Lane				
Settlement	Gaddesby				
Settlement Category	Rural Hub				
Gross Site Area	3.45Ha				
Net Site Area & Reason	0.37ha (62.5% of 3.45ha = 2.16ha however reduced to limit the site to only the southern area which is better connected to the settlement)				
Capacity & Calculation Formula	11 (0.37ha @30dph)				
Planning History	None				
Land Owner/ Agent providing update	Andrew Gamble	Last update received	15/05/2017	Assessment last updated	16/05/2017

Overall Summary			
Site lies at the edge of the settlement. It is considered that only the southern part of the site which is better connected to the settlement should be considered potentially suitable for development.			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Visual impact 			
Headline Information			
Availability	Suitability	Deliverability	Viability
The land is available now.	The southern part of the site is considered potentially suitable for development.	The site is available and would be progressed if there is support from the 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?	6
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;	Less than 20 dwellings	+
Relationship / connectivity with host settlement;	Site lies at edge of settlement, site lies in sustainable location with access to services and facilities.	+
Access to services and facilities (by foot (ideally 800m ¹⁶) / 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 500 metres from the centre of the village.	++
Proximity to employment;	Employment opportunities in the surrounding area include: 6km John O Gaunt Industrial Estate 6.2km Melton Airfield 6.3km Asfordby Storage & Haulage 6.6km Burrough Court 6.5km Leicester Road Estate 6.6km Melton & Kettleby Foods – Samworth Bros 7.6km Holwell Works 7.7km Asfordby Business Park 8.1km Stanton PLC 6.8km Shoby Lodge Farm 9km Six Hills Business Area	-
Availability of public transport;	Distance to bus stop is about 100m, Bus Service 100 runs every two hours between Leicester and Melton (less than 2 hours going in either direction though).	+
Brownfield land.	Greenfield	- -

¹⁶ Mfs indicates 800 metres can be walkable.

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 a constraint, however access to be designed and agreed with Highways</p> <p>Highway Authority comments May 2017: The site located over 1km from the local Primary School but within 800m of an infrequent bus service. Pasture Lane is an unclassified road subject to a 60mph 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: Gaddesby Primary School is 840m to the south of the site. The capacity agreed is currently 175 pupils. There are currently 127 enrolled (Jan 2017). Forecasts show that there will be capacity of 20 places by January 2021.</p> <table border="1" data-bbox="736 1002 1328 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>GADD1</td> <td>14</td> <td>3</td> </tr> <tr> <td>GADD2</td> <td>11</td> <td>3</td> </tr> <tr> <td>GADD3</td> <td>11</td> <td>3</td> </tr> <tr> <td>Total</td> <td>36</td> <td>9</td> </tr> </tbody> </table> <p>Secondary Education:</p>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	GADD1	14	3	GADD2	11	3	GADD3	11	3	Total	36	9	++
Ref	Site Capacity	No. of school places generated (0.239 per dwelling)															
GADD1	14	3															
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Total	36	9															

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 Melton Mowbray at John Ferneley College and Long Field Academy (8km). 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. The centre of Leicester is also 12km from the site so some secondary provision may be provided there.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
GADD1	14	2
GADD2	11	2
GADD3	11	2
Total	36	6

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:

Gaddesby 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.

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

	<p>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>None in close proximity to the site. Site is outside Gaddesby conservation area, 110m from the boundary. The nearest listed building, Park House is 170m to the south west with intervening built form providing separation.</p> <p>Gaddesby is a long, linear village running north-south along the principle thoroughfares of Main Street and Park Hill. It is located in the gently rolling countryside east of the Wreake Valley, around seven miles to the west of Melton Mowbray. The nucleus of the conservation area is well preserved and has undergone little change over the last century. The large estate of Gaddesby Hall predominates to the south of the village and there is a sense of enclosure within the conservation area in which views out to the countryside are marginal.</p> <p>The site is located to the north of the village, outside of the conservation area, heavily screened by a modern, late C20 housing estate, a combination of bungalows and low rise two storey dwellings constructed in materials that are unsympathetic to the character of the conservation area.</p> <p>The modern housing estate has partially undermined the setting of the conservation area as there are clearly legible historic field patterns to the north of Gaddesby, identifiable to the north of Pasture Lane. As such, the allocated site represents further encroachment onto this historic landscape, but the impact on the listed buildings within the conservation area and the conservation area itself is limited.</p> <p>The only potential impact is considered to be the at the upper north eastern section of the site and site lines which reach</p>	<p>+</p>

	down to the Grade I Church of St Luke and the associated historic park and gardens to Gaddesby Hall. However this could be mitigated by a sensitive landscaping arrangement in which green space is provided for the dwellings which allows for distant views from / to the conservation area.	
Flooding/Drainage	Site not affected by flood risk. EA comments May 2017: No environmental constraints applicable, site acceptable for development.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Adjacent to LWS potential GCN	+
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 1 Medium / High</i>	-
Visual Impact	Site is at edge of settlement. If the whole of the site were developed it would have a detrimental impact on the character of the village. Therefore it is considered that only the southern part of the site which is better connected to the settlement should be considered for development. This reduces the site area significantly from that proposed to approximately 0.43ha. This reflects the layout and scale of GADD3.	+
Agricultural Land classification	3a	-
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	Adjacent one boundary
Sewers	None
Oil pipelines	None
Power lines	Low Voltage line along one boundary

Sustainability Appraisal Summary
No potentially significant positive effects were identified. Potential significant negative effect were identified as 6: biodiversity and geodiversity 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?	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 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?	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?	Planning application would be submitted if support from LPA is gained.					
How long has been allowed for site preparation works?	No information at present.					
When is it expected that the first dwelling on site will be completed?	No information at present.					
What is the planned phasing of delivery?	No information at present.					
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?	No information at present.					

GADD3

Land North of Pasture Lane
Gaddesby



Picture A:



Picture B:



Picture C:



Site Assessments – Gaddesby					
Site Reference	MBC/016/13 (Initially GADD2)				
Site Address	Land off Church Lane and Ashby Road				
Settlement	Gaddesby				
Settlement Category	Rural Hub				
Gross Site Area	1.84ha (Initial site area submitted in SHLAA was 8.6ha. Reduced to lessen the impact on the character to 2ha. 2ha – 0.16ha located in flood risk zone 3b)				
Net Site Area & Reason	1.5ha (82.5% of 1.84ha)				
Capacity & Calculation Formula	30 (1.5ha @ 30dph = 45 but capacity reduced to allow for a lower density to lessen impact)				
Planning History	None				
Land Owner/ Agent providing update	Chris McGough	Last update received	10 th February 2017	Assessment last updated	13 th February 2017

Overall Summary

The original site submitted (8.6ha) was reduced to the site area identified above (2ha) to lessen the impact on the character of the settlement and the landscape. The southern area (off Ashby Road) was identified as the best option due the potential access constraints at the north of the site (off Church Lane). The south eastern corner of the site is within flood risk zone 3b (0.16ha) and therefore was removed from the developable area. The capacity was reduced from 45 to 30 to allow for a lower density development in order to lessen the impact on the character and setting of the village. However impacts identified in the Landscape Character Assessment and further reinforced by the representations received from Historic England mean that it is now suggested to remove this site from the allocations as it is not considered the detrimental impacts can be adequately mitigated.

Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> • Landscape character • Heritage Assets, Archaeology and setting of Grade I Church • Flood risk • Wildlife • Access 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Original site assessment concluded that the site based on a reduced area and a reduced capacity was suitable for development however information contained within the Landscape Character Report and the representation from Historic England mean that the detrimental impacts are not able to be mitigated for adequately and therefore the site is no longer considered suitable for allocation.	Agent has confirmed landowner is awaiting outcome of the Local Plan and a planning application would be submitted as soon as the outcome is known, would look to complete development within 5 years of the adoption of the Local Plan	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?	Several members of the same family
Has written confirmation been received from all landowners to confirm the land is available?	Family have instructed Chris McGough to represent them

Suitability		
Consideration	Comments	Potential Impact
Meeting identified need;	More than 20 houses	++
Relationship / connectivity with host settlement;	Adjacent to the already built up area	+

Access to services and facilities (by foot (ideally 800m ¹⁷) / bicycle (2km) or public transport.	School and Village Hall at less than 100m	++
Proximity to employment;	Employment opportunities in the surrounding area include: 6km John O Gaunt Industrial Estate 6.2km Melton Airfield 6.3km Asfordby Storage & Haulage 6.6km Burrough Court 6.5km Leicester Road Estate 6.6km Melton & Kettleby Foods – Samworth Bros 7.6km Holwell Works 7.7km Asfordby Business Park 8.1km Stanton PLC 6.8km Shoby Lodge Farm 9km Six Hills Business Area	-
Availability of public transport;	Bus route connecting Melton – Leicester. 2 Hourly Service (100 Bus) between 7:25 and 18:33.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	Loss of farmland	0
Access / including public footpath access;	Off Ashby Road. Public footpath runs across the site (189a) from Ashby Road to Church Lane and connects into a network of footpaths to the north of the site. 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.	+
Major infrastructure requirements (transport schemes etc)	None.	++
Infrastructure capacity (schools / GPs / etc);	Primary Education: Gaddesby Primary School is opposite the site to the south. The capacity agreed is currently 175 pupils. There are currently	++

¹⁷ Mfs indicates 800 metres can be walkable.

127 enrolled (Jan 2017). Forecasts show that there will be capacity of 20 places by January 2021.

Ref	Site Capacity	No. of school places generated (0.239 per dwelling)
GADD1	14	3
GADD2	11	3
GADD3	11	3
Total	36	9

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 Melton Mowbray at John Ferneley College and Long Field Academy (8km). 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. The centre of Leicester is also 12km from the site so some secondary provision may be provided there.

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
GADD1	14	2
GADD2	11	2
GADD3	11	2
Total	36	6

	<p>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> <p>NHS General Practice Health Services: Gaddesby 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 northern boundary is 150m outside of the Gaddesby conservation area. The centre of the site is 293m from the nearest listed building, Church of St Luke which is Grade I. Objection received from Historic	- -

	<p>England. The development of this site would significantly disrupt the relationship between the Grade I listed St Luke and the surrounding medieval earthworks. The earthworks provide clear context to the historic relationship of the church in its parish. This is a matter of breaking a relationship between a Grade I heritage asset and its relation to surrounding landscapes.</p> <p>LCC Archaeology Comments 21st February 2017: Land to the north of Ashby Road, Gaddesby: The development will impact upon a well preserved landscape of ridge and furrow earthworks providing good evidence of the form and character of the open field system associated with the medieval and post-medieval village. The earthworks about the Grade I listed St Luke's Church and grave yard (NHLE ref: 1307542), and also to the designated Conservation Area, offering direct setting relationships and contributing to their historic character and significance.</p>	
Flooding/Drainage	Part of the site FZ3 (Southeast). Less than 25%	+
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Part of the site is in a LWS (Southeast)	0
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 LCZ2 Gaddesby East. Overall the landscape sensitivity of this LCZ fringe to residential development is high due to the predominantly well integrated settlement edge defined by vegetation associated with the historic estate landscape in relation to the Hall and Hall Farm. The landscape pattern is partially intact and this is a tranquil landscape that is susceptible to change. It is recognised that there are elements where sensitivity is reduced, due to intrusion by more modern development at the northern and southern fringes of the LCZ with the settlement. However, there is limited opportunity for mitigation through further development without further intrusion upon the parkland character of the landscape. Therefore, significant impact on landscape character and identified that limited opportunity for mitigation in this location.	- -

Visual Impact	Vegetation screens the site along the main vantage points at the lower level, however will interrupt views of the built environment to the north which includes the Grade I listed Church of St Luke.	-
Agricultural Land classification	Most of the site 3a/3b and 3b. Part of the site 3a	+
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	Line (HV) runs across site

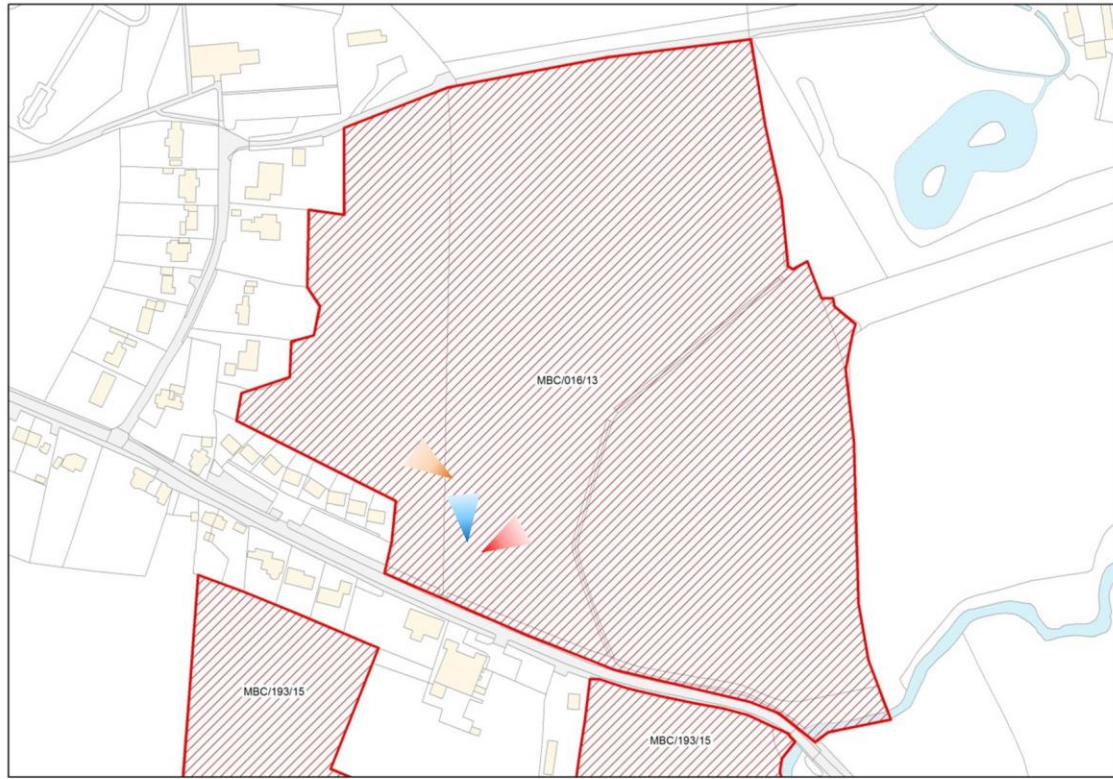
Sustainability Appraisal Summary
Potential significant positive effects identified were in relation to SA objectives 2: education. No potential significant negative effect were identified.

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 other than on site infrastructure					
If so, what are the requirements and associated timescales?	Provided as part of development					
What are the key constraints that need to be dealt with in order to bring the site forward?	Trees, residential amenity and 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?	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 the Local Plan is adopted					
How long has been allowed for site preparation works?	A year has been allowed for gaining planning permission and carrying out site works					
When is it expected that the first dwelling on site will be completed?	Two years following the adoption of the Local Plan					
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)?	None identified					
When is it envisaged that the affordable housing element will be delivered?	Dependent on developer					

MBC/016/13

Land off Church Lane and Ashby Road
Gaddesby



Picture A:



Picture B:



Picture C:



Great 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	Not assessed – new site submitted through SHLAA 2017	Land off Burdett Close	MBC/003/17	GRE A1	Not allocated	37	Not assessed	23	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 Burdett's Close, which whilst provides access does have on street parking potentially causing an issue of access. However the Highway Authority have not raised any objections in principle. Site is considered suitable for allocation.

Site Assessments – Great Dalby					
Site Reference	GREA1 (MBC/003/17)				
Site Address	Land off Burdett Close				
Settlement	Great Dalby				
Settlement Category	Rural Hub				
Gross Site Area	1.49Ha				
Net Site Area & Reason	1.23Ha (82.5% of 1.49ha)				
Capacity & Calculation Formula	37 (1.23ha @30dph)				
Planning History	None				
Land Owner/ Agent providing update	Mr Boylan	Last update received	24/05/2017	Assessment last updated	24/05/2017



Overall Summary			
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 Burdett's Close, which whilst provides access does have on street parking potentially causing an issue of access. However the Highway Authority have not raised any objections in principle. Site is considered suitable for allocation.			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Access – width of access road 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land is available now.	Site has been assessed and is considered to be potentially suitable for development.	Site is deliverable within 5 years and subject to LPA support a planning application would be submitted within 6 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?	2
Has written confirmation been received from all landowners to confirm the land is available?	Promoted through SHLAA

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 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 Burdetts Close.	+
Access to services and facilities (by foot (ideally 800m ¹⁸) / 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 150 metres from the centre of the village.	++
Proximity to employment;	Site is located at a distance of about 3.45kms from Leicester Road Estate, key employment site in Melton.	0
Availability of public transport;	Distance to bus stop is about 150metres, Bus Service 100 and 303 run every two hours between Leicester and Melton (less than 2 hours going in either direction though).	+
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;	Only access through Burdetts Close however due to offstreet parking, road width constrained for more houses, unless addressed through layout at site; to be agreed with Highways. PROW crosses through the site.	+

¹⁸ Mfs indicates 800 metres can be walkable.

	<p>Highway Authority comments May 2017:</p> <p>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 centre of the site and any alteration/diversions would need to be discussed with the Safe & Sustainable Travel Team. Burdetts Close an unclassified road subject to a 30mph speed limit. Access may be achieved from Burdetts Close if a safe and suitable access can be designed in accordance with the 6Cs Design Guide. 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: Great Dalby Primary School is 300m to the west of the site. The capacity agreed is currently 140 pupils. There are currently 140 enrolled (Jan 2017). Forecasts show that there will be capacity of 5 places by January 2021.</p> <table border="1" data-bbox="734 967 1328 1153"> <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>GRE A1</td> <td>37</td> <td>9</td> </tr> <tr> <td>Total</td> <td>37</td> <td>9</td> </tr> </tbody> </table>	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)	GRE A1	37	9	Total	37	9	+
Ref	Site Capacity	No. of school places generated (0.239 per dwelling)									
GRE A1	37	9									
Total	37	9									

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 Melton Mowbray at Long Field Academy (4.3km). 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)
GREA1	37	6
Total	37	6

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:

Gaddesby 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.

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 village of Great Dalby has grown considerably from its origins as a linear settlement on Main Street which runs north-south. The conservation area boundary runs larger than other designated villages in the Borough of Melton because the historic core is more widely spread. As such there has been considerable infill development in the village and the traditional buildings of render / brick with pantiles are interspersed with modern dwellings in unsympathetic materials with fletton brickwork in stretcher bond and softwood windows.</p> <p>There are areas of the village which are contained within the boundary of the conservation area despite their incongruous character, most notably the cul-de-sac development of Burdetts Close next to the allocation site. Somewhat unusually the Church does not form the focal point of the village as its siting and dense tree coverage ensure that it is virtually unseen from within the village, only glimpsed from certain points between properties and unseen from the allocation site.</p> <p>Therefore the site is considered to cause less than substantial harm to the character of the conservation area and careful landscaping can ensure any important views from the north-south axis of the conservation area can be retained. There is one listed building located in close vicinity to the application site, the Grade II listed Royal Oak pub, however the setting of this building is protected by the changing of levels in which the site would not be visible.</p> <p>The only note of concern at this site is the likely impact of further development to the south and east of the allocation site. Once this area of land within the conservation area has been developed upon, there will be a possible catalyst for further housing adjoining the site to complete the village in built form running from Burrough End in the south to Nether End in the</p>	+

	north. Once this has taken place, the modern C20 and C21 accretions will have overwhelmed the stock of traditional materials and properties in the village and the linear form will no longer be legible.	
Flooding/Drainage	Site not affected by flood risk EA comments May 2017: No environmental constraints applicable, site acceptable for development.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None	++
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 2 Medium / High</i>	-
Visual Impact	Undulating site, development on site may look over the existing surroundings.	+
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	Water main located on Burdett Close
Sewers	Sewer located on Burdett Close
Oil pipelines	None
Power lines	High voltage line crosses site

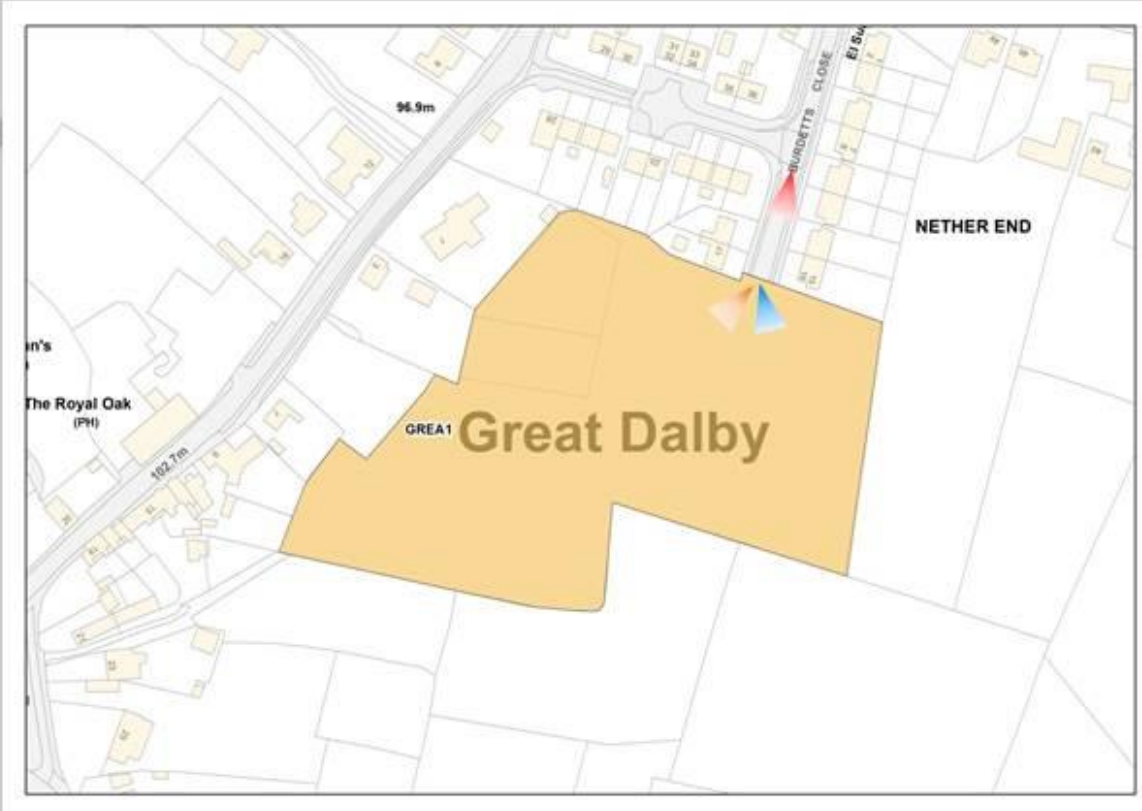
Sustainability Appraisal Summary
Potential significant positive effects identified were in relation to SA objectives 2: education and potentially 10: social and economic inclusion. Potential significant negative effect were identified as 6: biodiversity and geodiversity and 8: efficient use of land and 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?	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 other than provision of services.					
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)	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?	Planning application would be submitted within 6 months if support from LPA is gained.					
How long has been allowed for site preparation works?	6 months					
When is it expected that the first dwelling on site will be completed?	12 months					
What is the planned phasing of delivery?	Nothing yet in place					
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?	18 months					

GRE A1

Land off Burdett Close
Great Dalby



Picture A:



Picture B:



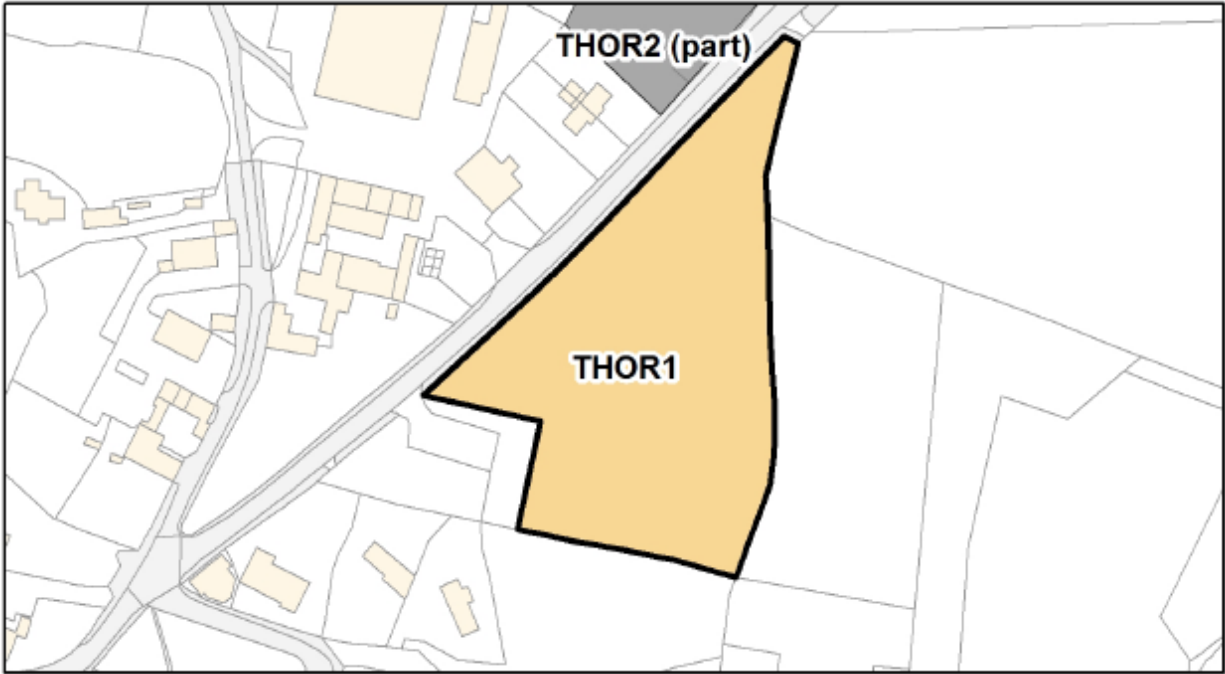
Picture C:



Thorpe Arnold – 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 to the southeast of Thorpe Road	MBC/011/16 & MBC/160/15	THOR1	THOR1	13	27	21	Subject to scale and massing the site would be well related to the village extending the northeast. Visual impact could be mitigated. Heritage impacts in relation to setting and archaeology have been raised since the original assessments. Taking those into account, whilst the site is not objected to in principle, significant constraints have been identified. Therefore the capacity has been reduced by half to take account of these setting issues and to allow for a much less dense scheme. This site appears the most connected to the settlement and therefore is ranked first.
2	2	Land to the west of Thorpe Road	MBC/010/16	THOR2	THOR2 RESERVE	11	48	21	This edge of settlement location is located in a higher topography. The location is still sensitive to development due to its expansive views but may be able to accommodate small scale of development to the front of the site. Trees and other features may help development assimilate into the landscape and would be an important contribution. THOR2 was initially identified as a reserve site however as the capacity of THOR1 has been reduced there is further requirement in Thorpe Arnold. As the entire site of THOR2 surrounds an active farmyard which may cause issues in terms of odour and noise it is considered that the site

									should be reduced in area to provide some infill development at the front of the site only. This will also limit the extent to which the site encroaches on open countryside further north. The A607 class I road would present some difficulties but change in the future with the siting of the eastern bypass.
3	3	The Holding, Waltham Road	MBC/174/15	Not allocated	Not allocated	45		21	The site is well contained within mature hedgerows and does not extend beyond the boundary of the commercial store to the east thus providing an opportunity for a small scale infill development. However it is within the Area of so a full assessment of the impact on the area of separation between the two settlements would need to be provided. Access considerations onto the A607. This site doesn't appear as well connected as the other two sites assessed in Thorpe Arnold and therefore it is ranked 3 rd .

Site Assessments – Thorpe Arnold					
Site Reference	THOR1 (MBC/011/16 & MBC/160/15)				
Site Address	Land to the South East of Thorpe Road, (A607)				
Settlement	Thorpe Arnold				
Settlement Category	Rural Hub				
Gross Site Area	1.10ha				
Net Site Area & Reason	0.91ha (82.5% of 1.10ha)				
Capacity & Calculation Formula	13 (0.91ha @ 30dph = 27 however due to constraints raised by LCC Archaeology capacity reduced to account for possible limitations of site and until further information is known)				
Planning History	None				
Land Owner/ Agent providing update	Andrew Russell-Wilks	Last update received	4 th January 2017	Assessment last updated	30 th January 2017

Overall Summary
<p>This edge of settlement location is located in a higher topography. Subject to scale and massing the site would be well related to the village extending the north eastern boundary. The site would be suitable to accommodate small scale of development providing the footway is extended to give the connectivity to the village and the town of Melton to the southwest. The trees and boundary hedgerows would assist with assimilating development into the landscape and would be an important contribution.</p>
Issues/ constraints to be mitigated
<ul style="list-style-type: none"> • The oil pipeline buffer covers the whole village including the site. • Sensitive design of layout and landscaping to respond to the settlement fringe. • Provision of affordable housing • Sustainable transport solutions and contributions to smarter choices • Provision of footway • Loss of any hedgerows/trees

- Biodiversity/Ecology
- Developer contributions
- Archaeology & heritage assets

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site is suitable for development.	Planning application to be submitted 6 weeks after the adoption of the Local Plan. First dwelling to be delivered April 2019 and the scheme built out in 2 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;	The site is to the north of the village along the eastern boundary of the A607. The site is within 2.5 km of the town centre. Adjacent the settlement. Within the village is a village hall and church. An adopted footway from the village centre provides opportunities for walking into Melton town centre. Bus services run regularly through the village being segregated by the A607 Leicester/Grantham route. Bust stops are within 200 metres of the site but not footways exist.	+
Access to services and facilities (by foot (ideally	Thorpe Arnold sits east of the town within 2.5km distance from the town	+

800m ¹⁹) / bicycle (2km) or public transport.	centre. Services and facilities, including education are accessible by public transport. The footway to the south will need to be extended as it finishes at the village hall car park which is adjacent the site. The BR8 Melton - Grantham bus services run hourly to Melton Mowbray town centre giving access to Melton train station. The bus stops are located within 200 metres of the site for both directions.	
Proximity to employment;	<p>Within cycling and possible walking distance of some employment sites. The distances to the nearest employment sites are:</p> <p>870m Hudson Road Estate 1km Asfordby Storage & Haulage 1.4km Saxby Road Area 1.4km Snow Hill Industrial Estate 2.2km PERA Business Park 2.6km Leicester Road Estate</p>	+
Availability of public transport;	On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service. Bus stops in both directions are within 200 metres of the site boundary.	+
Brownfield land.	No. Greenfield	--
Loss of employment or other beneficial use	Agricultural farming land	0
Access / including public footpath access;	<p>Highway Authority Response December 2016:</p> <p>The site is located well over 1km from the nearest Local Primary School but within 800m of a bus service. On application, improvements to access these facilities by sustainable transport (walking/ cycling/ public transport) should be explored further. As Waltham Road is a 40mph class A road, measured vehicle speeds of 40mph or below would need to be demonstrated in the proximity of the site access. Connectivity between the site and adjacent footpaths would need to be explored as there are no footpaths joining to the site boundary. 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>	+

¹⁹ Mfs indicates 800 metres can be walkable.

	<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)	None	++																																			
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: The allocations in Melton Mowbray and Thorpe Arnold (not including the Sustainable Neighbourhoods which are both to provide a primary school) are estimated to generate the need for 121 primary school places in total. 5 out of the 6 primary schools are forecasted to have capacity for additional pupils in January 2021, totalling 195 spaces. Swallowdale is expected to be oversubscribed by January 2021 by 125 pupils. The Local Education Authority have not raised any of the schools in Melton Mowbray as 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> <table border="1" data-bbox="714 890 1411 1262"> <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>Brownlow</td> <td>623</td> <td>581</td> <td>614</td> <td>9</td> </tr> <tr> <td>Grove</td> <td>266</td> <td>212</td> <td>214</td> <td>52</td> </tr> <tr> <td>St Francis</td> <td>315</td> <td>251</td> <td>239</td> <td>76</td> </tr> <tr> <td>St Mary's</td> <td>209</td> <td>182</td> <td>195</td> <td>14</td> </tr> <tr> <td>Sherard</td> <td>420</td> <td>318</td> <td>376</td> <td>44</td> </tr> <tr> <td>Swallowdale</td> <td>372</td> <td>362</td> <td>497</td> <td>-125</td> </tr> </tbody> </table> <p>The nearest primary school is Brownlow Primary School which is 1.4km to the south west of the site. The agreed capacity is 623 and there are currently 581 enrolled (Jan 2017). It is forecasted that in January 2021</p>	School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Brownlow	623	581	614	9	Grove	266	212	214	52	St Francis	315	251	239	76	St Mary's	209	182	195	14	Sherard	420	318	376	44	Swallowdale	372	362	497	-125	++
School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021																																	
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Swallowdale	372	362	497	-125																																	

there will be a capacity of 9 spaces.

Ref	Site Capacity	No. of school places generated (0.239 per dwelling)
MEL1	85	20
MEL2	120	29
MEL3	45	11
MEL4	26	6
MEL5	16	4
MEL6	37	9
MEL7	16	4
MEL8	11	3
MEL9	20	5
MEL10	62	15
THOR1	13	3
THOR2	11	3
Total	462	112

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 4km 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)
THOR1	13	2
THOR2	11	2
Total	24	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:

Thorpe Arnold 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>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>None within the site itself. There are a cluster of Listed Buildings in the village notable St Mary the Virgin church which is located 80m south. Within the village is also a grade II* listed building, three headstones grade II and a Cross grade II. These form the centre of the village.</p> <p>The nearest listed building, Wold House, is located 55m to the west of the site on the opposite side of the A607. 66m to the south west is another listed building, The Hall. This is separated from the site by existing buildings and the cemetery. There is no designated conservation area in Thorpe Arnold.</p> <p>Any development on this site would need to be sensitively designed in terms of scale and layout to mitigate harm on the setting of the Church and other nearby heritage assets.</p> <p>LCC Archaeology Comments 21st February 2017: Land to south east of A607, Thorpe Arnold: The site lies within the historic settlement core of Thorpe Arnold (MLE10646) and contains substantial and well preserved earthworks remains of the former medieval and post-medieval village. The earthworks extend from the A607 and cemetery eastward to occupy much of the proposed development area. To the east the former line of the Melton to Waltham road, running parallel with the eastern hedge boundary, defines the extent of the historic settlement. The survival of earthwork remains indicates a high probability of significant associated buried</p>	-

	<p>archaeological remains. Loss of the earthworks will impact upon the setting of the 13th century listed church of St Mary the Virgin (Grade II*; NHLE ref.: 1360948) and the 18th century Wold House (II; 1074976). It is notable in the latter context that the Sustainability Appraisal does not mention the church or other listed buildings.</p> <p>I cannot say that it is definitively undevelopable, however the sites capacity without significantly compromising the heritage asset (village earthworks and former road) is limited. Any scheme would need to come forward with a robust heritage statement comprising a desk-based assessment (DBA) of the known and documentary resources, giving careful consideration to the setting issues (as informed by the CO's comments). It is likely that the DBA would need to be supplemented with field investigation comprising geophysical survey and, subject to the results of the first two stages targeted trial trenching.</p> <p>It is very possible that at the conclusion of such an investigation the outcome would be that the site should not be developed because of the importance of the archaeological resource (earthworks and buried archaeological remains), and the contribution they make to the adjacent designated and non-designated heritage assets.</p>	
Flooding/Drainage	Flood zone 1	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. The site is greenfield with boundary hedgerows and scattering of trees. Potential to have protected species on site.	+
TPO / Ancient woodland;	Trees on site but not subject to TPO's	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Village covered by the Oil pipeline buffer.	-
Landscape designation (<i>influence report – designation</i>).	Overall landscape sensitivity of this LCZ fringe to residential development is medium . The existing settlement edge is exposed in part and this could be mitigated through small scale development with appropriate landscaping on this edge. The valley contours are apparent and the watercourse forms a clear limit to the settlement. The landscape pattern has been altered by modern development and important features should be conserved through further development. It is recognised that aspects of this LCZ are more	0

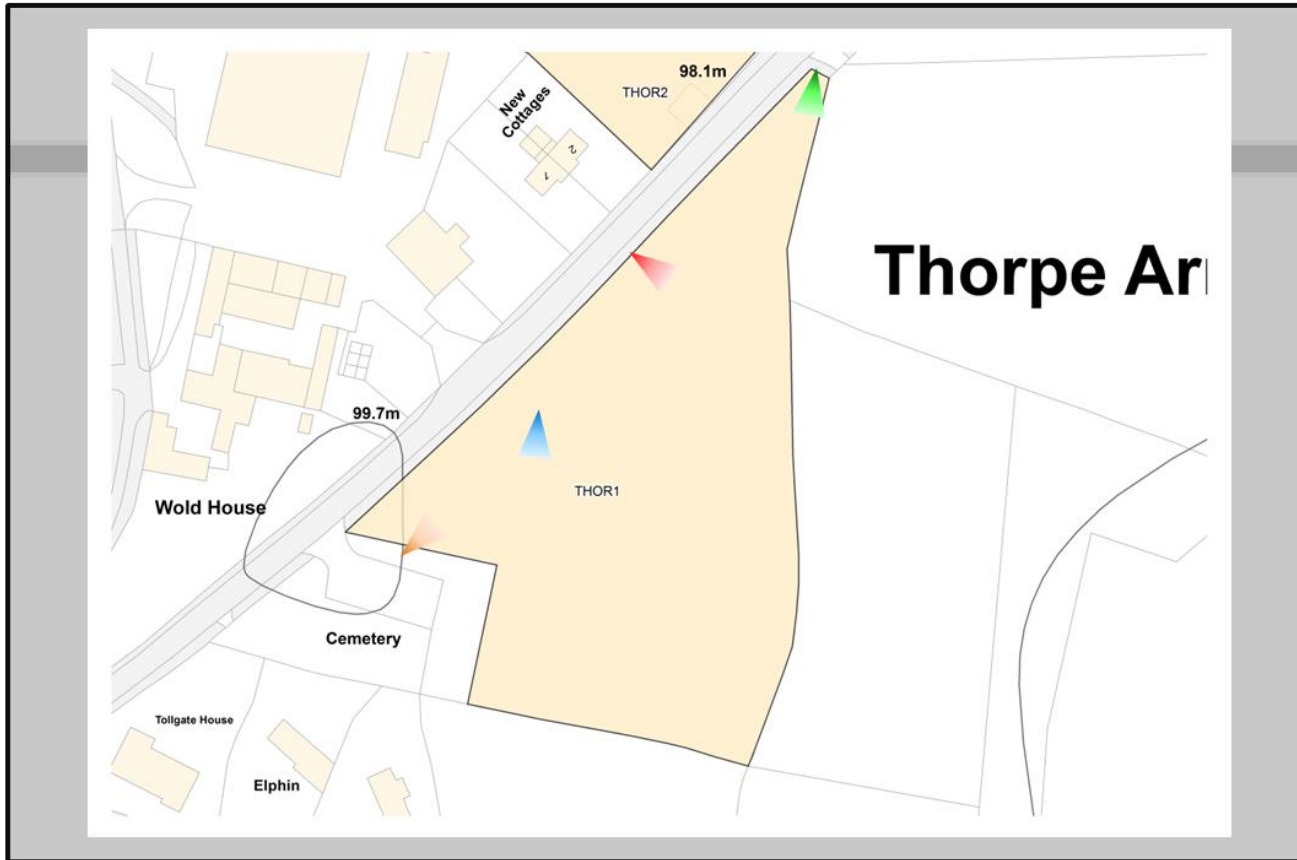
	exposed and are more susceptible than others.	
Visual Impact	<p>The site is at the northern edge of the village along the higher topography. The land falls gently away from west to east. The site consists of a triangle parcel of land with strong mature boundary hedgerows with sporadic planting of trees within the field itself.</p> <p>Development would be required to respond to the village edge the trees on site should be incorporated into any layout to help with the transition of open countryside to the built form. A lower density scheme may be suitable incorporating the existing trees and hedgerows within the layout.</p>	+
Agricultural Land classification	3a/3b	+
Noise or other pollutants	Other than road noise, no other known issues.	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – Along two boundaries
Sewers	None
Oil pipelines	Within 500m buffer of Oil pipeline
Power lines	Line (HV) runs along one boundary

Sustainability Appraisal Summary
<p>Potential significant positive effects were identified for this site in relation to SA objectives 3: transport. A potential significant negative effect was identified in relation to SA objective 8: efficient use of land and resources. The site is located within a sand and gravel Mineral Consultation area. The development 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 primarily identified as Grade 3 Agricultural Land, half of the site is Grade 3b and the other half is unknown at this stage if the land is of Grade 3a or Grade 3b quality. Development at this location could therefore result in high quality agricultural land being lost to another use. This could result in an overall significant negative effect, although this is uncertain depending on whether the land is primarily Grade 3a or 3b.</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?	The land owners professional team comprising Godfrey Payton (development surveying) JMP Engineering (Highways, Transport, Civils, Drainage, Flood risk, and utilities) and FPCR (urban design, landscape and visual effects, ecology) have all reviewed the site and see no reason why the site is not readily developable. The site does have a fall from the south west to the north east which will require some ground engineering to establish satisfactory development platforms but no more than is common on a number of development sites in and around Melton Mowbray. In all other respects –access, drainage and utilities and so on no issues are envisaged.					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	The fall on the site means that the development will need to be designed to take into account the topography –as would be the case with any development site.					
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 – Buckminster have engaged their professional team to progress the site.					
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?	Planning application to be submitted 6 weeks following adoption of Local Plan (estimated to be April 2018)					
How long has been allowed for site preparation works?	8 weeks					
When is it expected that the first dwelling on site will be completed?	April 2019 taking 2 years to be built out					
What is the planned phasing of delivery?	Built as 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?	In parallel with market housing					



THOR1

Land to the southeast of Thorpe Road (A607)
Thorpe Arnold

Picture A:



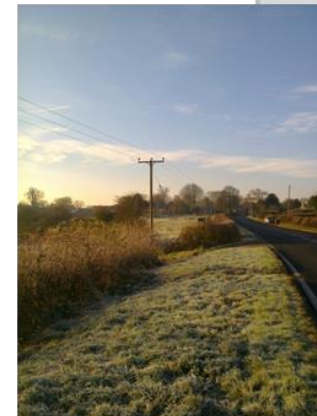
Picture B:

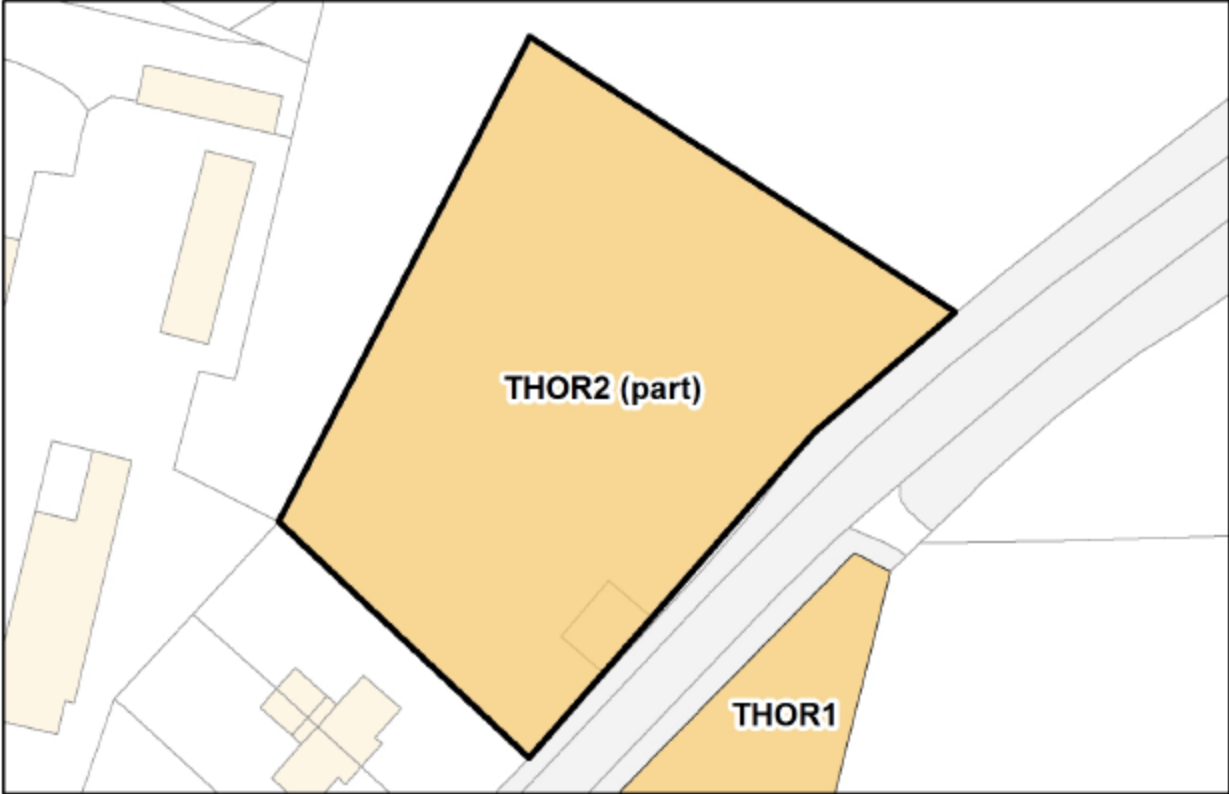


Picture C:



Picture D:



Site Assessments – Thorpe Arnold					
Site Reference	THOR2 (Initially reserve however part of MBC/010/16 now identified as allocated)				
Site Address	Land to the west of Thorpe Road (A607)				
Settlement	Thorpe Arnold				
Settlement Category	Rural Hub				
Gross Site Area	0.37ha (Whole site submitted was 1.98ha however reduced in area to link the site better to the settlement and reduce the encroachment into open countryside to the north)				
Net Site Area & Reason	0.37ha				
Capacity & Calculation Formula	11 (0.37ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Andrew Russell-Wilks	Last update received	4 th January 2017	Assessment last updated	30 th January 2017

Overall Summary

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

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

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

Issues/ constraints to be mitigated

- Oil pipeline buffer covers the whole village including the site
- Provision of affordable housing
- Sensitive design of layout and landscaping to respond to the settlement fridge.
- Sustainable transport solutions and contributions to smarter choices
- Provision of footways
- Loss of any hedgerows/trees
- Biodiversity/Ecology
- Developer contributions

Headline Information

Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site is suitable for development	Reserve site so dependent on the need for the site for delivery of housing requirement – planning application could be submitted within 10 weeks of a gap in delivery being identified	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
Meeting identified need;	Delivery of Market and Affordable Housing	++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative). +

Relationship / connectivity with host settlement;	<p>The site is to the north of the village adjacent and west of the A607. It is adjacent the existing settlement and is within 2.5 km of Melton Mowbray town centre. The whole site encroaches into open countryside however if site was contained to the frontage of the southern part of the site this would have less impact on the settlement and the open countryside.</p> <p>Within the village is a village hall and church.</p>	+
Access to services and facilities (by foot (ideally 800m ²⁰) / bicycle (2km) or public transport.	<p>Thorpe Arnold sits east of the town within 2.5km distance from the town centre. Services and facilities, including education are accessible on foot, bicycle and by public transport. The Tesco Supermarket (24hrs) and petrol station is situated along the Thorpe Road at a distance of 1.2kms. The footway to the south of the site would require extending to include the site access.</p> <p>The BR8 Melton - Grantham bus services run hourly to Melton Mowbray town centre giving access to Melton train station. The bus stops are located within 100 metres of the site for both directions.</p>	+
Proximity to employment;	<p>Within cycling and possible walking distance of some employment sites. The distances to the nearest employment sites are:</p> <p>1km Hudson Road Estate 1.1km Asfordby Storage & Haulage 1.7km Saxby Road Area 1.8km Snow Hill Industrial Estate 2.3km PERA Business Park 2.7km Leicester Road Estate</p>	+
Availability of public transport;	On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service. Bus stops in both directions are within 100 metres of the site boundary.	+
Brownfield land.	No. Greenfield	--
Loss of employment or other beneficial use	Agricultural land	0
Access / including public footpath access;	The site falls within the 40mph speed restrictions and the footway ends at the southern boundary to the site and would require	+

²⁰ Mfs indicates 800 metres can be walkable.

	<p>extending. PRow networks exist around the village connecting to the wider countryside and to major roads. E19 runs to the south of the village, E19a to the north connecting to E25 and F4 provides a connection to Twin Lakes Tourist facility. F2 is accessible from the northeast corner of the site and runs to the east of the village connecting to Woodfold Lane and the open countryside.</p> <p>Highway Authority Response December 2016: The site is located well over 1km from the nearest Local Primary School but within 800m of a bus service. On application, improvements to access these facilities by sustainable transport (walking/ cycling/ public transport) should be explored further. Waltham Road is subject to National Speed Limit (60mph) at the site boundary, an access taken directly from Harby Lane may provide cause for concern for highway safety. Connectivity between the site and adjacent footpaths would need to be explored as there are no footpaths joining to the site boundary. 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: 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)	No major infrastructure required.	++
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: The allocations in Melton Mowbray and Thorpe Arnold (not including the Sustainable Neighbourhoods which are both to provide a primary school) are estimated to generate the need for 121</p>	++

primary school places in total. 5 out of the 6 primary schools are forecasted to have capacity for additional pupils in January 2021, totalling 195 spaces. Swallowdale is expected to be oversubscribed by January 2021 by 125 pupils.

The Local Education Authority have not raised any of the schools in Melton Mowbray as 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.

School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021
Brownlow	623	581	614	9
Grove	266	212	214	52
St Francis	315	251	239	76
St Mary's	209	182	195	14
Sherard	420	318	376	44
Swallowdale	372	362	497	-125

The nearest primary school is Brownlow Primary School which is 1.4km to the south west of the site. The agreed capacity is 623 and there are currently 581 enrolled (Jan 2017). It is forecasted that in January 2021 there will be a capacity of 9 spaces.

Ref	Site Capacity	No. of school places generated (0.239 per dwelling)
MEL1	85	20
MEL2	120	29
MEL3	45	11
MEL4	26	6
MEL5	16	4
MEL6	37	9
MEL7	16	4
MEL8	11	3

MEL9	20	5
MEL10	62	15
THOR1	13	3
THOR2	11	3
Total	462	112

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 4km 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)
THOR1	13	2
THOR2	11	2
Total	24	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

	<p>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> <p>NHS General Practice Health Services: Thorpe Arnold 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);	None within the site itself. There are a cluster of Listed Buildings in the village notable St Mary the Virgin church, 230m to the south. There is also a grade II* listed building, three headstones grade II and a Cross grade II within the centre of the village. The nearest	+

	<p>listed buildings are Wold House located 136m to the south west of the site and Home Farmhouse 193m, also to the south west. These listed buildings are separated from the site by existing buildings. There is no designated conservation area in Thorpe Arnold.</p> <p>Any development on this site would need to be sensitively designed in terms of scale and layout to mitigate harm on the setting of the Church and other nearby heritage assets.</p>	
Flooding/Drainage	Flood zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. The site is greenfield with boundary hedgerows and scattering of trees. Potential to have protected species on site. Ordinary water course in the adjacent field.	+
TPO / Ancient woodland;	Trees on site but not subject to TPO's	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Village covered by the Oil pipeline buffer.	-
Landscape designation (<i>influence report – designation</i>).	Overall landscape sensitivity of this LCZ to residential development is judge to be medium to high by virtue of the partly intact historic character and complex landscape pattern created by vegetation and undulating topography. A generally well integrated settlement edge with some erosion from modern farming practices. Valley contours and perception of Melton Mowbray limit the scope to extend this settlement fringe.	-
Visual Impact	<p>The site is at the northern edge of the village along the higher topography. The land slopes from east to west towards Melton Spinney Road. The site consists of two parcels of land with strong mature boundary hedgerows with sporadic planting of trees within the field itself. The elevated and large scale, more open landscape overlooking Twin Lakes Park from the A607 creates the potential for much more expansive views and indivisibility, and therefore greater 'visual sensitivity'.</p> <p>Development would be required to respond to the village edge. Trees on site should be incorporated into any layout to help with the transition of open countryside to the built form. A lower density scheme may be suitable incorporating the existing trees and</p>	+

	hedgerows within the layout. The whole site encroaches into open countryside however if the site was reduced in area and contained to the frontage of the southern part of the site this would have less impact on the settlement and the open countryside.	
Agricultural Land classification	3a/3b	+
Noise or other pollutants	Site wraps around a cluster of farm builds to the south. Some are in storage and office uses. Farming practise still exists on the site and some noise mitigation may be required. Possible noise implications from the A607	+

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	Within 500m buffer of oil pipeline
Power lines	None

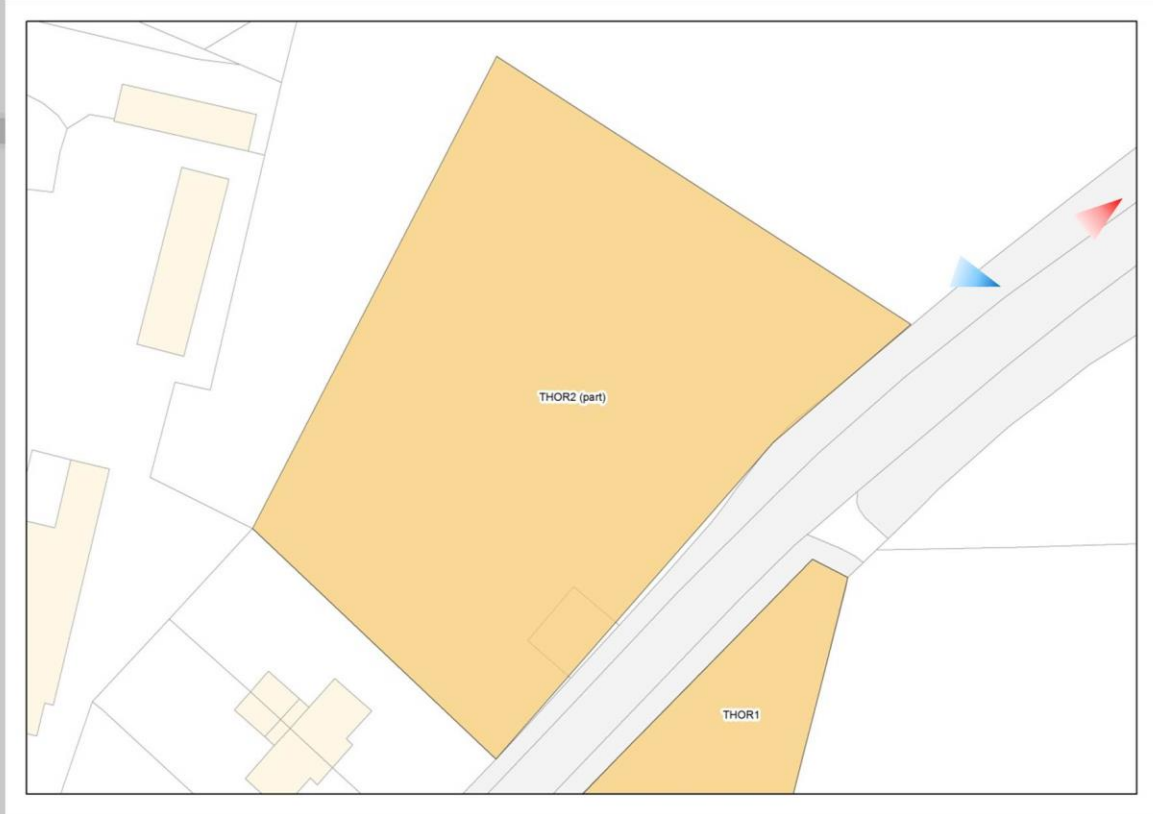
Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 3: transport. A potential significant negative effect was identified in relation to SA objective 8: efficient use of land and resources. The site is located within a sand and gravel Mineral Consultation area. The development 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 primarily identified as Grade 3 Agricultural Land but it is unknown if this land is of Grade 3a or Grade 3b quality. Development at this location could therefore result in high quality agricultural land being lost to another use. This could result in an overall significant negative effect, although this is uncertain depending on whether the land is primarily Grade 3a or 3b.

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?	The land owners professional team comprising Godfrey Payton (development surveying) JMP Engineering (Highways, Transport, Civils, Drainage, Flood risk, and utilities) and FPCR (urban design, landscape and visual effects, ecology) have all reviewed the site and see no reason why the site is not readily developable. The site is generally flat and the topography presents no impediments to development. In all other respects –access, drainage and utilities and so on no issues are envisaged.					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	The site neighbours a farmyard. As the design develops it will need to take account of the need to be a good neighbour to the existing farm yard in terms of plot orientation and location.					
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 - Buckminster have engaged their professional team to progress the site.					
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 10 weeks of it being identified that there is a gap in delivery which needs to be filled due to the non-deliverability of an allocated site.					
How long has been allowed for site preparation works?	8 weeks					
When is it expected that the first dwelling on site will be completed?	Unknown – reserve site					
What is the planned phasing of delivery?	Built out as 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?	In parallel with market housing					

THOR2

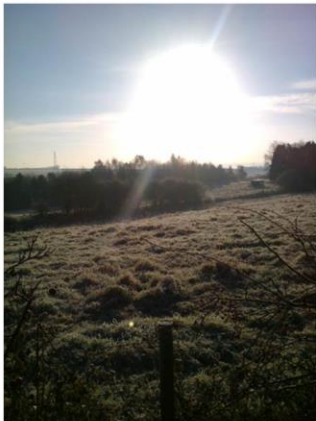
Land to the northwest of Thorpe Road (A607)
Thorpe Arnold



Picture A:



Picture B:



Site Assessments – Thorpe Arnold					
Site Reference	MBC/174/15				
Site Address	The Holding, Waltham Road				
Settlement	Thorpe Arnold				
Settlement Category	Rural Hub				
Gross Site Area	1.78ha				
Net Site Area & Reason	1.47ha (82.5% 1.78ha)				
Capacity & Calculation Formula	45 (1.5ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Mr and Mrs P and E Lomatchinsky	Last update received	By Phone August 2016	Assessment last updated	13 th February 2017

Overall Summary			
<p>The site is well contained within mature hedgerows and does not extend beyond the boundary of the commercial store to the east thus providing an opportunity for a small scale infill development. However it is within the Area of so a full assessment of the impact on the area of separation between the two settlements would need to be provided. Access considerations onto the A607.</p>			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> • Footway • Access • Visual impact 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land is available	Site assessment concluded that the site was potentially suitable.	The landowner confirmed the land is available however no developer has been engaged however they would expect delivery 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;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 2 km of the town centre. Adopted footways along the south side of the A607 provide opportunities for walking. Bus services run regularly through the village being segregated by the A607 Leicester/Grantham route. Adjacent existing built form of settlement.	+
Access to services and facilities (by foot (ideally 800m ²¹) / bicycle (2km) or public transport.	Thorpe Arnold sits east of the town within 2km distance. Services and facilities are accessible on foot, bicycle and public transport. The BR8 Melton<>Grantham bus services run hourly to Melton Mowbray town centre giving access to Melton train station.	+
Proximity to employment;	Within cycling and possible walking distance of some employment sites. The distances to the nearest employment sites are: 630m Hudson Road Estate 650m Asfordby Storage & Haulage 900m Saxby Road Area 980m Snow Hill Industrial Estate 1.6km PERA Business Park 2.2km Leicester Road Estate	++
Availability of public transport;	On Melton – Grantham bus route (BR 8) which provides good access to both – hourly service.	+

²¹ Mfs indicates 800 metres can be walkable.

Brownfield land.	Mixed – mostly greenfield being agricultural land	-																																			
Loss of employment or other beneficial use	Two small workshops on the site	+																																			
Access / including public footpath access;	<p>Site has an existing vehicle access directly off the A607 to both units and the field adjacent. There is no adopted footpath from the access point and crossing the A607 would be required to gain access to the south side footway.</p> <p>PRoW networks exist around the village connecting to the wider countryside and to major roads. E19 runs to the south of the village, E19a to the north connecting to E25 and F4 providing a connection to Twin Lakes Tourist facility. F2 runs to the east of the village to Woodfold Lane and the open countryside.</p>	+																																			
Major infrastructure requirements (transport schemes etc)	<p>No major infrastructure required as a result of this site.</p> <p>Provision of footway from the site.</p>	++																																			
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education:</p> <p>The allocations in Melton Mowbray and Thorpe Arnold (not including the Sustainable Neighbourhoods which are both to provide a primary school) are estimated to generate the need for 121 primary school places in total. 5 out of the 6 primary schools are forecasted to have capacity for additional pupils in January 2021, totalling 195 spaces. Swallowdale is expected to be oversubscribed by January 2021 by 125 pupils. The Local Education Authority have not raised any of the schools in Melton Mowbray as 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> <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>Brownlow</td> <td>623</td> <td>581</td> <td>614</td> <td>9</td> </tr> <tr> <td>Grove</td> <td>266</td> <td>212</td> <td>214</td> <td>52</td> </tr> <tr> <td>St Francis</td> <td>315</td> <td>251</td> <td>239</td> <td>76</td> </tr> <tr> <td>St Mary's</td> <td>209</td> <td>182</td> <td>195</td> <td>14</td> </tr> <tr> <td>Sherard</td> <td>420</td> <td>318</td> <td>376</td> <td>44</td> </tr> <tr> <td>Swallowdale</td> <td>372</td> <td>362</td> <td>497</td> <td>-125</td> </tr> </tbody> </table>	School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021	Brownlow	623	581	614	9	Grove	266	212	214	52	St Francis	315	251	239	76	St Mary's	209	182	195	14	Sherard	420	318	376	44	Swallowdale	372	362	497	-125	++
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The nearest primary school is Brownlow Primary School which is 1.4km to the south west of the site. The agreed capacity is 623 and there are currently 581 enrolled (Jan 2017). It is forecasted that in January 2021 there will be a capacity of 9 spaces.

Ref	Site Capacity	No. of school places generated (0.239 per dwelling)
MEL1	85	20
MEL2	120	29
MEL3	45	11
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MEL6	37	9
MEL7	16	4
MEL8	11	3
MEL9	20	5
MEL10	62	15
THOR1	13	3
THOR2	11	3
Total	462	112

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 4km 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)
THOR1	13	2
THOR2	11	2
Total	24	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:

Thorpe Arnold 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>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);	None within the site itself. There are a cluster of Listed Buildings in the village notable St Mary the Virgin church; grade II Star listed building, three headstones grade II and Cross grade II. These form the centre of the village. The nearest listed building, Home Farmhouse, is located 100m to the east of the site. There is no designated conservation area in Thorpe Arnold.	++
Flooding/Drainage	Flood zone 1	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. Site is recorded as having protected species on site.	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Village covered by the Oil pipeline buffer. Site within it buffer	-
Landscape designation (<i>influence report – designation</i>).	<p>Overall landscape sensitivity of this LCZ to residential development is judge to be medium to high by virtue of the partly intact historic character and complex landscape pattern created by vegetation and undulating topography. A generally well integrated settlement edge with some erosion from modern farming practices. Valley contours and perception of Melton Mowbray limit the scope to extend this settlement fringe.</p> <p>The areas to the west and southwest of the village form an Area of Separation to retain the individual identity of the two settlements</p>	-

	aided by the tributary valley which runs between the two areas of settlement. The landscape is described as distinctly undulating tributary valley topography, which is important in defining the visual and physical buffer between the exposed and prominent eastern edge of Melton Mowbray and the rural vernacular settlement of Thorpe Arnold.	
Visual Impact	The Area of Separation has a relatively high degree of visual containment and filtration due to the small scale and relatively intact landscape pattern. This level of usual containment accentuates the visual sense of separation between the two settlements. Development should not take place to the west of the settlement to maintain a sense of separation between Thorpe Arnold and Melton Mowbray. The site falls within the Area of Separation with the recommendation to retain the area. The site sits to the north of the A607 between residential development to the east and large commercial countryside trade/retail store to the east. The boundary of the site is defined by hedgerows but it may be difficult to mitigate the whole of the site due to its location between the two settlements.	-
Agricultural Land classification	3a/3b	+
Noise or other pollutants	Site falls wholly within the historic land fill zone	-

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None – Along two boundaries
Sewers	None
Oil pipelines	Within 500m buffer of Oil pipeline
Power lines	Line (HV) runs along one boundary

Sustainability Appraisal Summary

Potential significant positive effects were identified for this site in relation to SA objectives 3: transport. A potential significant negative effect was identified in relation to SA objective 8: efficient use of land and resources. The site is located within a sand and gravel Mineral Consultation area. The development 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 primarily identified as Grade 3 Agricultural Land, half of the site is Grade 3b and the other half is unknown at this stage if the land is of Grade 3a or Grade 3b quality. Development at this location could therefore result in high quality agricultural land being lost to another use. This could result in an overall significant negative effect, although this is uncertain depending on whether the land is primarily Grade 3a or 3b.

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 information received					
If so, what are the requirements and associated timescales?	No information received					
What are the key constraints that need to be dealt with in order to bring the site forward?	No information received					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	No information received					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	No information received					
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?	No information received					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	No information received					
How long has been allowed for site preparation works?	No information received					
When is it expected that the first dwelling on site will be completed?	Within 5 years					
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 information received					
When is it envisaged that the affordable housing element will be delivered?	No information received					

MBC/174/15

The Holding, Waltham Road
Thorpe Arnold



Picture A:



Picture B:

