

Melton Strategic Housing Land Availability Assessment 2016



Melton Borough Council
Parkside, Station Approach,
Burton Street,
Melton Mowbray,
Leicestershire,
LE13 1GH

November 2016

The Melton SHLAA will not be regarded as planning policy. The inclusion of a potential site that is not allocated or does not have planning permission for housing will confirm only if it is suitable, available, achievable, developable and deliverable for development. The decision to allocate or grant planning permission will continue to be made by the Council under statutory planning legislation and with regard to current and emerging planning policy.

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1 Introduction

- 1.1 This is the Council's 8th Strategic Housing Land Availability Assessment. The National Planning Policy Framework (NPPF) sets out the Government's approach to housing and requires all local planning authorities to produce a Strategic Housing Land Availability Assessment (SHLAA) to evaluate the availability of land for housing within their area.

The primary role of a SHLAA is to:

- Identify sites with potential for housing;
- Assess their housing potential and capacity; and
- Assess when they are likely to be developed.

Completion of a SHLAA should enable local planning authorities to:

- Identify specific, **deliverable** sites for the **first five years** of a plan that accord with the NPPF;
- Identify specific, **developable** sites for **years 6-10** and where possible years **11-15**, to enable the five year supply to be topped up. Where it is not possible to identify specific sites for years 11-15 of the plan, indicate **broad locations** for **future growth**; this may include large development opportunities such as urban extension or new settlements.

- 1.2 The guidance states that SHLAAs should be regularly kept up to date (at least annually) as part of the Authority Monitoring Report exercise to support the updating of the housing trajectory and the five years supply of specific deliverable sites. The main information to be recorded is whether:

- sites under construction have now been developed, or individual stages have been developed;
- sites with planning permission are now under construction and what progress has been made;
- planning applications have been submitted or approved on sites and broad locations identified by the assessment;
- progress has been made in removing constraints on development and whether a site is now considered to be deliverable or developable;
- unforeseen constraints have emerged which now mean a site is no longer deliverable or developable, and how these could be addressed; and
- the windfall allowance (where justified) is coming forward as expected, or may need to be adjusted.

- 1.3 The Melton SHLAA 2016 looks at all additional sites identified in 2015-16 sites alongside previous assessments in light of new evidence in the background. These will be presented to anyone on request and will be appended to the report on the completion of the assessments in light of new evidence.

2 The purpose of a SHLAA

2.1 A SHLAA should enable local planning authorities to:

- Identify specific sites for the first 5 years of a development plan that are available and can be delivered; and
- Identify specific developable sites for years 6-10 and ideally years 11-15 to enable the 5 years housing supply to be topped up. Where it is not possible to identify specific sites for years 11-15, the SHLAA may indicate broad locations for growth.

2.2 As a minimum an assessment should include:

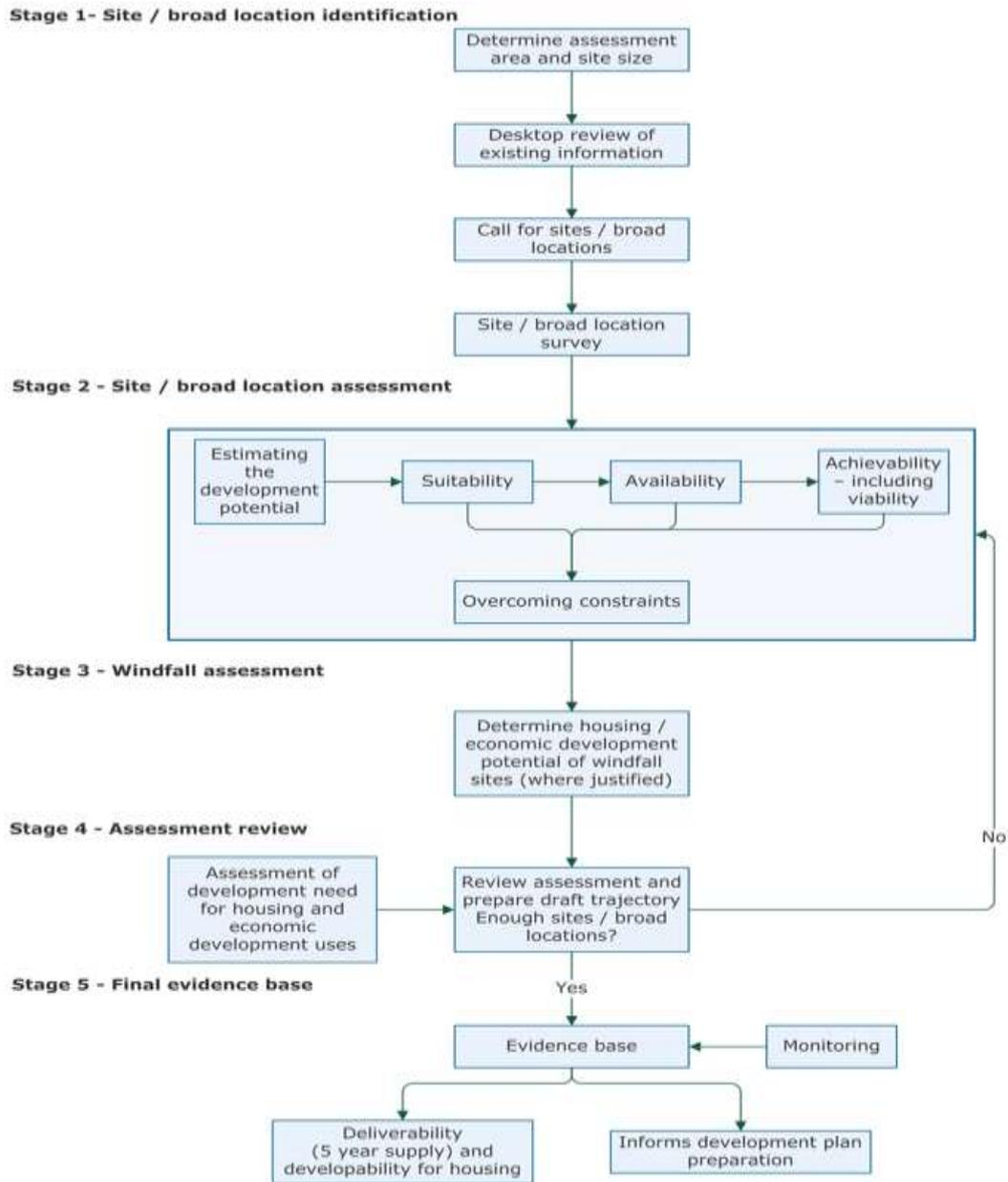
- a list of potential sites, with maps showing locations and boundaries;
- an assessment of the deliverability of each site;
- the number of houses that could be built on each site;
- any constraints that could impede the delivery of housing at the site;
- recommendations on how identified constraints could be overcome.

3 Methodology

3.1 Melton Borough is in the Leicester and Leicestershire Housing Market Area. The local planning authorities in the housing market area agreed to work together and follow a joint methodology when preparing their first SHLAA in 2008. A new methodology has been circulated for the purposes of housing and economic land availability assessments (Appendix 1).

3.2 The Joint Methodology follows closely the assessment process in the Government's National Planning Practice Guidance. The flowchart below sets out the stages of the SHLAA assessment set out in NPPG. The guidance "*indicates what inputs and processes should lead to a robust assessment of land availability. Plan makers should have regard to the guidance in preparing their assessments*". The Leicestershire Local Planning Authorities will therefore conform closely with the standard methodology.

Fig 1



Source: Housing and economic land availability assessment, PPG, DCLG 2014, section 3, para.06)

3.3 A key aspect of the assessment is the inclusion of key external stakeholders. Hence the Leicester and Leicestershire Local Planning Authorities will be working closely with:

- Local Communities
- Partner Organisations
- Local Enterprise Partnerships
- Businesses and business representative organisations
- Neighbourhood forums and
- Parish Councils in preparing Neighbourhood Plans

3.4 Input from the above is critical as it ensures that a robust and credible evidence base is developed. In addition, Developer Panels are encouraged by each Local Planning Authority to gain further knowledge from developers, land agents and landowners in their area.

4 Planning the assessment - Stage 1

4.1 The Leicester and Leicestershire Planning Authorities will carry out individual assessments. Each of which closely follow the following standardised methodology.

4.2 The majority of the assessment is carried out in house, the Local Planning Authorities within Leicester and Leicestershire Housing Market Area have agreed a joint approach to the SHLAA and agreed common working arrangements in line with Duty to Cooperate requirements.

4.3 This approach also incorporates the views of house builders, land agents, land owners; gathered from the 4 week consultation period carried out during March-April 2016. Further Developer Panel meetings have been held by each Local Planning Authority since. Two Developer Panels for SHLAA 2016 were held in 2016. The site assessments include input from the Panel discussion. Please see notes attached (Appendix B).

5 Sources of sites to be included in the assessment - Stage 2

5.1 The Joint Methodology reiterates the list of sources in part 4 of the guidance which states that, the assessment should cover the following types of sites:

- Existing housing and economic development allocations and site development briefs not yet with planning permission.
- Planning permissions for housing and economic development that are unimplemented or under construction.
- Planning applications that have been refused or withdrawn
- Land in the local authority's ownership
- Surplus and likely to become surplus public sector land
- Vacant and derelict land and buildings (including redundant and disused agricultural buildings, potential permitted development changes e.g. offices to residential).

- Additional opportunities in established uses (e.g. making productive use of under-utilised facilities such as garage blocks)
- Business requirements and aspirations
- Sites in rural locations
- Large scale redevelopment and redesign of existing residential or economic areas
- Sites in and adjoining villages or rural settlements and rural exception sites.
- Potential urban extensions and new free standing settlements.

6 Desktop review - Stage 3

6.1 Investigations have been made on the additional sites identified, through the call for sites 2015-16, to establish any previous planning history, designations, ownership, constraints and other information relevant to the assessment of the site. The comments of relevant agencies / bodies will be sought on specific issues such as highways, ecology and conservation through positive stakeholder engagement.

7 Sites to be surveyed - Stage 4

7.1 Melton Borough is primarily rural in character and contains some 70 small villages and the single market town of Melton Mowbray. Taking into account the nature of the area and the housing challenge, the Joint Methodology establishes a threshold of 5 dwellings or more as a basis for identifying sites that will be assessed in Melton Borough.

7.2 The SHLAAs will be controlled by the need to bring forward sufficient sites, to ensure that Leicester and Leicestershire Planning Authorities can meet rates of housing provision set out in the Leicester and Leicestershire Strategic Housing Market Assessment (SHMA). For the Melton Borough a housing requirement of between 195-245 dwellings per annum is identified. However it is important to note that a piece of work has been commissioned on this – HEDNA which is expected to produce draft report in September 2016.

8 The survey - Stage 5

8.1 The sites identified and their details are collected via the Potential Development Sites Proposal form, this is a standardised form. A copy of the form is attached as appendix (Appendix 2).

8.2 The surveys were undertaken according to a consistent approach to record information agreed under the Joint Methodology. The details recorded include:

- Site size, boundaries, and location;
- Current land use and character;
- Land uses and character of surrounding area;
- Physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of Infrastructure/ utilities);
- Potential environmental constraints;
- Initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.

- 8.3 The above have then been combined with further information obtained from a desktop review of each site.
- 8.4 The reviews have assessed a number of key factors for each site, in order to identify potential constraints on development, and how/ if they could be overcome. Key factors include:
- Planning policy;
 - Previous planning history;
 - Access/ highways;
 - Landscape/ conservation;
 - Flood risk
 - Contaminated land; and
 - Access to local services
 - Mineral Safeguarding Areas
- 8.5 The vast majority of this work has been conducted by Melton Borough Council officers; however more technical issues such as highways and access arrangements will be discussed with the relevant agency/department through positive landowner engagement and any comments fed back into subsequent site assessments.
- 8.6 In bringing together the information from the desktop review and surveys, the local planning authorities using the Joint Methodology have adopted assessment pro forma for each site. The completed pro forma for all sites considered are shown later in the report onwards together with location plans.

9 Estimating the housing potential of each site - Stage 6

- 9.1 The Assessing Land Availability Guidance sets out that:

“The estimation of the development potential of each identified site should be guided by the existing or emerging plan policy including local determined policies on density. Where plan policy is out of date or does not provide a sufficient basis to make local judgment than relevant existing development schemes can be used as the basis for assessment, adjusted for any individual site characteristics and physical constraints. The use of floor space densities for certain industries may also provide a useful guide. The development potential is a significant factor that affects economic viability of a site / broad location and its suitability for a particular use. Therefore, assessing achievability (including viability) and suitability can usefully be carried out in parallel with estimating the development potential”.

9.2 Throughout Leicester and Leicestershire HMA, the following gross to net development ratios have been agreed based on site size. These ratios have been drawn up and tested at subsequent Developer Panels.

Site Size	Gross to Net Development Ratio
Up to 0.4ha	100%
0.4 - 2ha	82.5%
2 - 35ha	62.5%
Over 35ha	50%

9.3 The assessment identifies the housing potential of each site by applying a relevant density target. Developments are required to look to achieve a minimum of 40 dwellings / hectare in Melton Mowbray town centre and 30 dwellings / hectare in other locations on sites of 0.3 hectares or more in area. However a suggestion has been made towards this in the Developer Panel 2016.

9.4 Evidence suggests that there has been no significant change in the density level anticipated for town centre schemes and until a new policy direction is established or new evidence is forthcoming we will continue to gauge density in the town for the purpose of monitoring these sites.

10 Assessing when and whether sites are likely to be developed - Stage 7

10.1 The guidance states that;

“Assessing the suitability, availability and achievability of sites including whether the site is economically viable will provide the information on which the judgement can be made in the plan-making context as to whether a site can be considered deliverable over the plan period”.

10.2 To be considered as:

Deliverable – To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

Developable – To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

Where it is unknown when a site could be developed, then it should be regarded as **not currently developable**. This may be, for example, because one of the constraints to development is severe, and it is not known when it might be overcome.

10.3 To assess a site’s deliverability and developability, Stage 7 of the assessment incorporates information gathered by the site assessments, a desktop review, and the views gained from key consultees. A final conclusion is drawn together, from the investigations as outlined within Stages 7a to 7d.

11 Assessing suitability - Stage 7a

11.1 According to the guidance;

“Plan makers should assess the suitability of the identified use or mix of uses of a particular site or broad location including consideration of the types that may meet the needs of the community. These may include, but are not limited to: market housing, private rented, affordable housing, people wishing to build their own homes, housing for older people, or for economic development uses.”

11.2 To assess a site’s suitability for housing development, the Council considers that a site is not suitable if:

- Satisfactory vehicular access cannot be provided
- Satisfactory utilities cannot be provided
- It is significantly affected by flood zone 3;
- It is a non-intert landfill site;
- It is an active mineral extraction site
- It is affected by a hazardous installation;
- It is significantly affected by a high pressure gas pipeline or 400kv (National Grid) overhead electricity line;
- It is a Site of Special Scientific Interest or Scheduled Monument;
- It is identified in the Councils Employment Land Study suitable for employment purpose;
- It is in a Safeguarded Waste Management Facility;
- It is in a Mineral Safeguarding Area.

However it will be important to note here that sites have not been excluded on the basis some of the above. Sites have only been excluded if they have been affected by any of the red constraints (listed in Joint Methodology). For other reasons, sites have been considered suitable subject to appropriate measures resolved.

12 Assessing availability - Stage 7b

12.1 The SHLAA guidance considers a site to be available for development;

“A site is considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems”.

12.2 When assessing availability for housing, further information has been obtained from the stakeholders, who have submitted site suggestions as part of the assessment. Land ownership details for other sites, have obtained via desktop reviews, and discussions with external sources where necessary

13 Assessing achievability - Stage 7c

13.1 According to the guidance;

“A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the development over a certain period”

13.2 The guidance goes on to state that:

“Where constraints have been identified, the assessment should consider what action would be needed to remove them (along with when and how this could be undertaken and the likelihood of sites/broad locations being delivered). Actions might include the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, or a need to review development plan policy, which is currently constraining development”.

14. Windfalls - Stage 8

14.1 The NPPF states that local planning authorities may make an allowance for windfall sites in the five – year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

14.2 Melton Borough is a largely rural area where historically a significant proportion of houses have been built on single plots or sites of less than 5 dwellings.

14.3 The average completion rate for small sites over the last ten years was 69 dwellings per annum until last year. We are looking to update this number through monitoring.

14.4 With regards to windfall sites, the guidance states that;

“A windfall allowance can be justified in the five-year supply if a local planning authority has compelling evidence as set out in paragraph 48 of the National Planning Policy Framework.

Plan makers should not need to rely on windfall allowance in years 6-15. This is because local planning authorities have the ability to identify broad locations in years 6-15, allowing a degree of flexibility to meet development needs where specific sites cannot be identified”.

15. Review of the Assessment- Stage 9

15.1 *“Once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing and the amount of economic development that can be provided, and at what point in the future. An overall risk assessment should be made as to whether sites will come forward as anticipated”.*

15.2 If any shortfalls within the final projections are identified, then various elements of the scope of the assessment will be revisited.

15.3 An insufficient number of sites may require previously rejected sites and areas of investigation to be brought forward and include within the assessment. Any additional sites brought forward at this stage need to be assessed by the same procedure as the site originally included.

15.4 Following the survey and assessment of the expected deliverability/ developability of each site, the Practice Guidance expects local planning authorities to review the assessment to determine whether sufficient sites have been identified to meet the local authority’s housing requirement and to re-examine where necessary the assumptions made on deliverability/ developability.

15.5 The level of housing provision for the Borough was set at 170 dpa by the Regional Spatial Strategy (RSS); however, this was revoked on the 12th April 2013. The Borough Council had reflected this figure in the Melton Core Strategy which underwent Examination in early 2013. Following receipt of the Inspector’s preliminary conclusions, the Borough Council withdrew the Core Strategy on the 15th April 2013. As part of his preliminary conclusions the Inspector considered that the RSS figures were seriously out of date and suggested that a more realistic objectively assessed housing needs figure for the area would be 200 dpa.

- 15.6 The 2014 Strategic Housing Market Assessment (SHMA) provides an evidence base to suggest the Objectively Assessed Need (OAN) for the Borough. The OAN for Melton Borough is within the range of 195 to 245 dwellings per annum. On 4th February 2015 it was resolved through Full Council that Melton Borough would work towards a housing requirement of 245 dwellings per annum for the plan period of 2011 to 2036.

Table 1 below sets out the Boroughs housing requirements for the next five years.

Plan Period 2011-2036		
Housing Requirement	5 Year Supply + 5% Buffer Requirement from later in the plan period	5 Year Supply +20% Buffer Requirement from later in the plan period
245	1286	1470

16. Housing Supply – Stage 10

- 16.1 According to the guidance, the deliverability and developability impact on housing supply through;

“Assessing the suitability, availability and achievability (including the economic viability of a site) will provide the information as to whether a site can be considered deliverable, developable or not currently developable for housing. The definition of ‘deliverability’ and ‘developability’ in relation to housing supply is set out in footnote 11 and footnote 12 of the National Planning Policy Framework. All aspects of a Local Plan must be realistic and deliverable but there are specific requirements in the Framework in relation to planned housing land supply.”

17. Sites not considered suitable, available and achievable

- 17.1 The Practice Guidance says that a site is suitable for housing if it offers a suitable location for development and would contribute to the creation of sustainable mixed communities. When assessing the suitability of the sites accessibility, physical, environmental and ownership constraints were considered within the context of stage 7 of the process.
- 17.2 The preparation of a new Melton Local Plan will provide the opportunity to review local policies which currently prevent development and could see sites previously rejected for purely policy reasons, such as sites outside the settlement boundary or sites currently designated as Protection Open Areas or similar, being included in the SHLAA. This, however, will be dependent on revisions to planning policies and will be examined in full through the preparation and consultation on the Melton Local Plan.

18. Findings and Conclusions

- 18.1 Following the process outlined above sites will be identified as deliverable or developable in the final report which will also include sites from previous years which will be added to this list.
- 18.3 The Borough Council will be consulting on the Pre submission Draft Melton Local Plan for 6 weeks during 8th Nov-19th Dec. As part of the preparation of the new Melton Local Plan, policy constraints that would have previously ruled previous sites as undevelopable have been reassessed in light of the new evidence as part of the new Local Plan.

19. Monitoring and Review

- 19.1 The SHLAA will be updated annually in accordance with the Practice Guidance to inform the Council's Residential land availability statement (Or Authority Monitoring Report) and five years supply of specific deliverable sites.

20. Site Assessments

- 20.1 The assessments made within the 2016 SHLAA has utilised Melton Borough Council data in respect of contamination, unless evidence is provided to suggest otherwise.
- 20.2 In respect of landscape character, updated evidence base has been used for site assessments.
- 20.3 All assessments of achievability conclude that viability is not a constraint, unless evidence has been provided to state otherwise. This is on the basis of viability evidence for Melton Borough not identifying any significant viability constraints to development potential.
- 20.4 In respect of market and development interest in all SHLAA sites – the feedback from the SHLAA Panels 2016 have been taken into account.
- 20.5 Work on settlement hierarchies which was under construction at the time of conducting Developer Panels and draft SHLAA report is now complete and has informed the assessments.
- 20.6 In addition further sites that were submitted as part of the Emerging Options Consultation have been added to the report. All of these new sites submission assessments can be found in the proformas later in this report.
- 20.7 All maps are produced under Melton Borough Council License Number 100019651-(2016).

- 20.8 The list of previous sites affected by the new evidence update has been included in the report. Information on these sites can be made available on request, however further assessment in light of new evidence will be done and will be added to the report.
- 20.9 Also it must be noted that the some of the previous years' sites assessments may not include the conclusions in the proformas in this report. This is because this SHLAA update has been to help inform the draft Local Plan housing allocations, and resources have been focussed to achieve that. Those sites can be referred to in the previous SHLAA report (2015) or for an updated assessment reference, Planning Policy team at Melton Borough Council can be contacted via email / phone. The list of such sites is included in this report.

List of sites submitted through Call for Sites and Emerging Options Consultation 2015-16

SHLAA CODE	Settlement	SHLAA CODE	Settlement
MBC/001/16	Asfordby	MBC/014/16	Pickwell
MBC/002/16	Eaton	MBC/015/16	Welby
MBC/003/16	Eaton	MBC/016/16	Harby
MBC/004/16	Frisby on the Wreake	MBC/017/16	Harby
MBC/005/16	Kirby Bellars	MBC/018/16	Old Dalby
MBC/006/16	Melton Mowbray	MBC/019/16	Waltham on the Wolds
MBC/007/16	Frisby on the Wreake	MBC/020/16	Waltham on the Wolds
		MBC/021/16	Stathern
		MBC/022/16	Burton Lazaars
		MBC/023/16	Somerby
		MBC/024/16	Somerby
		MBC/025/16	Stathern
		MBC/026/16	Easthorpe
		MBC/027/16	Easthorpe
		MBC/028/16	Easthorpe
		MBC/029/16	Twyford
		MBC/030/16	Stathern
		MBC/031/16	Stathern
		MBC/032/16	Hoby
		MBC/033/16	Twyford
		MBC/034/16	Melton Mowbray
		MBC/035/16	Somerby
		MBC/036/16	Frisby on the Wreake
		MBC/037/16	Frisby on the Wreake
		MBC/038/16	Harby
		MBC/039/16	Melton Mowbray
		MBC/040/16	Asfordby
		MBC/041/16	Stathern
MBC/008/16	Hose	MBC/191/15	Frisby On the Wreake
MBC/009/16	Old Dalby	MBC/192/15	Waltham on the Wolds

MBC/010/16	Thorpe Arnold	MBC/193/15	Gaddesby
MBC/011/16	Thorpe Arnold	MBC/194/15	Eaton
MBC/012/16	Stathern	MBC/195/15	Stathern
MBC/013/16	Bottesford		

The sites shaded in blue were from last year's Call for Sites.

Strategic Housing Land Availability Assessment Developer Panel feedback on Site typologies 2016

Overview of the process

The SHLAA panel is convened annually if possible in order to offer some market insight into the deliverability and achievability of those sites received through the call for sites process. SHLAA 2016 Panel looked at 5 sites from last year in addition to 20 sites received in the call for sites in 2015-16. It was decided that the few sites from previous years may be looked at for their development potential in light of new evidence available, time permitting (we couldn't look at these sites – these will be reassessed in the background alongside and information will be made available to whoever asks for any particular site). These will be added to feed into the SHLAA Trajectory at a later point.

Site introductions and assessments

MBC/001/16 – Asfordby (Land north of bypass)

There is a high demand in Asfordby but the extent of the site, the landscape impact (because of hill), connection into centre, and the barrier that the road represents with the current village make the site unsuitable. There'll be impact on viability due to being adjacent to landfill. Apart from that, okay from EA. In any case, the build rate of 50 dwellings per year is high, if at all, it must be 30 per year. From developers' point of view, delivery not considerable.

MBC/002/16 – Eaton (Land to rear of Eaton Court)

The site has unique characteristics – being on a good location and on slope gives views which can be a selling feature and there is market for one dwelling of about 400sq.ft area, however harder to deliver in terms of construction due to size and being on a steep slope which may make it unviable. Site considered suitable for 1-2 dwellings (max less than 5 dwellings). Deliverable within 5 years.

MBC/003/16 – Eaton (Devacore Lodge, Vicarage Lane)

There is contaminated land that will increase the costs – site on PDL and on aquifer. Also, sheds need to be relocated. Site considered suitable for a couple or maximum 3-4 dwellings that can be achieved in 0-5 years. It is **not** in Flood Zone 2*

** The Flood Zone 2 details in MBC/003/16 and MBC/004/16 were swapped. The details are now amended.*

MBC/004/16 – Frisby on the Wreake (Water Lane)

It is in Flood Zone 2*. There is a pumping station at the Northeast corner of the site. The access can be an issue due to level crossing and the junction in a small road. The noise of the trains would affect as constraint and as a factor dropping the number of hectares due the anti-noise barriers required (10-15 meters buffer from the train line). The drainage might be an issue too. All these issues and a lower development density would decrease the number of dwellings. Site not considered deliverable due to flood risk, drainage, noise, highways, aquifer, sewage constraints. However site considered suitable for social housing with good design, all above constraints could be overcome.

** The Flood Zone 2 details in MBC/003/16 and MBC/004/16 were swapped. The details are now amended.*

MBC/005/16 – Kirby Bellars (Field South A607)

Not sustainable due to the scale of the site (compared with the size of the settlement itself). The area closer to Main Road might be ok but it is a quite fast-busy road to create a safe access. About 10-15 dwellings near Main Road may be suitable. However, it must be noted that there is no market in that sort of village. This will have viability impact. There is no infrastructure (services, facilities, public transport).

MBC/006/16 – Melton Mowbray (Land north of Kirby Lane)

The density should be lower. It is not a proper urban area despite it is located in Melton Mowbray. There are contamination issues related with an aquifer. It is a sort of door opening site for surrounding area. Site considered suitable subject to environmental issues resolved. Deliverable in 0-5 years.

MBC/007/16 – Frisby on the Wreake (Land due south of village up to 607)

Scale of the site is too large for it to be delivered in 0-5 years, may commence during this time, but will be completed in 6-10 years. There may be phasing issues. 30 dwellings per year build rate more appropriate. Views across whole valley affected from Leicester Road. The fact that the proposed use includes Educational, Leisure, etc... makes it a good site for that scale. Just part of the site can fit into the 0-5 years category, the rest of the site 6-10. Viable place to live.

MBC/008/16 – Hose (Land off Canal Lane)

There is a tree belt that separates and split the site. It could be ok for 10-15 dwellings but a road is needed. Looks like a good site, if highways constraints can be overcome. Deliverable but some ownership issues have come to MBC recently.

MBC/009/16 and MBC/018/16 – Old Dalby (North Lodge Farm, Longcliffe Lane and Longcliffe Hill House)

Old Dalby as a sustainable location because of facilities, services, employment, etc. This can be a good location where new housing can come forward, also for sales. However, scale of the site is too large. Sites of this scale take longer to start. Once they start, they are faster to deliver. Again the number of units should be lower (50 or even 25). It might have highways issues. 50% of the site can be developed in 0-5 years and the other 50% in 6-10 years with a build rate of 30 dwellings per year.

MBC/010/16 – Thorpe Arnold (Land to the northwest of Thorpe Road A607)

It is not sustainable due to the size of site and that of the village. It is difficult to allocate Affordable Housing on small villages as this one. Therefore this site may be suitable for affordable housing provision (part of site) for half the number of dwellings proposed. Visual impacts, drainage,

Highways and slope issues would impact viability. Part of the site could be ok but the access issues make it undeliverable.

MBC/011/16 – Thorpe Arnold (Land to the southeast of A607 – Thorpe Road)

Heritage issues. There is a graveyard adjacent to the site. It is difficult to get an access due to the slope. Would create significant negative visual impact from the Main Road. Part of site considered suitable for upto 10 dwellings. However, access issue would impact viability.

MBC/012/16 – Stathern (Land off Main Street)

Access issues but it is a good site. It can be ok for 35-40 units if the access issues are solved – Highways works to be undertaken (visibility is good both ways, but need more land to create access). Good site, with positive engagement with the landowner, housing developers would be interested in this site.

MBC/013/16 – Bottesford (Land rear of Daybell Barns, Grantham Road)

It would be good to clarify if the access road is public or not. The Climate Change Allowance announced in February 2016 impacts could be difficult to be resolved in 5 years. However it would help to speak to landowner if they are happy to get further work done on that. Site considered suitable subject to issues resolved for about 10 units. The allotment at the West might not be property of the landowner who is proposing the site.

MBC/014/16 – Pickwell (Land off Pickwell Road)

It is a sensible site for small villages as it is linear (continues previous development). The whole site it is over an aquifer. Nonetheless considered deliverable by the Panel for the number of units proposed.

MBC/015/16 – Welby (Land off St Bartholomew's Way)

This site was skipped as it is proposed as an employment site.

MBC/016/16 and MBC/017/16 – Harby (Land at Colstone Lane 0.69Ha and 1.94Ha)

There is an aquifer on part of the area (where the farm buildings are). The undulating terrain is an issue. 50% of the site is feasible. There are contamination issues. It might be suitable for Affordable housing but may be costly due because of ground works. Both sites' market interest depends upon activity at employment site (Dairy) and what it is going to happen with it as they are in a reasonable location with good access. Front 35% of the site considered do-able incorporating good design for about half to one-third of the proposed numbers (between 25-35 dwellings for MBC/017/16). Reasonable market.

MBC/019/16 – Waltham on the Wolds (Land to the north of Goadby Road)

Site on auifer. Eastern area of site would be okay. There is an application apposite (Grantham Road) of 8 bungalows that can give an idea of the kind of units. Market would be very good there – sales

very good. It is a good site subject to a question of design for about 1/3 of the proposed number of units. Good services in the village.

MBC/020/16 – Waltham on the Wolds (Land to the west of Mere Road)

Site is on aquifer. However this shouldn't be an issue. This is a good, logical site for housing development of about 1/3 of the proposed units. Site considered achievable within 0-5 years.

MBC/191/15 – Frisby on the Wreake (Land off Great Lane)

Good site. Site considered suitable.

MBC/192/15 – Waltham on the Wolds (Land at Manor Farm, rear of High Street)

On aquifer. Mill Lane is constrained, hence access issues on site. It would help to engage with owners and discuss the achievability subject to sorting of access issue.

MBC/193/15 – Gaddesby (Land at rear of Gaddesby Primary School)

Most of the site is in Flood Zone but it is also a Main river, it means that the EA has some rights. It can be used as a protection area. The top left doesn't have flood issues, up to 5 units can be delivered here. General feeling that the site is too big for this kind of settlement. Positive engagement with landowner and further engagement with Flood Risk Consultant would be helpful.

MBC/194/15 – Eaton (Land off Waltham Lane)

Northwest part over an aquifer. The scale is too big for the village. The access is a big issue as it is a single track. Isolated from the settlement. It can be ok for a single large unit.

MBC/195/15 – Stathern (Land between Harby Lane, Penn Lane and Long Lane)

There are pileons in the middle of the site which is a constraint. No feasible development potential on site. Site is too big. Really isolated. Highways constraints.

General view for all sites

- The density of dwellings per hectare that MBC is using is too high. The tendency now is dropping the numbers to 20-25 dwellings per hectare which is market driven, instead of the 30dph that MBC is currently using in villages and 40dph in Melton Mowbray.
- It would be useful to add information about the number of dwellings and/or population of the settlement to the SHLAA assessments in order to give a rough idea of the sustainability of the settlement.
- There is a risk of approving unsustainable sites due to no 5 years supply.
- It is important to bear in mind the time involved for getting a full planning application, especially on big sites. Developers can spend up to 3 years to get the planning permission.

That directly impacts the time frame of the site to come forward especially in the first five years (deliverability).

- It would be beneficial for MBC to have a greater mix of sites and lower expectations on number of dwellings per site. More submission should be invited! Identification of smaller sites would help quicker delivery. It would also help to identify more land than the need.
- If the ownership contact details are available to developers, they would be able to contact the landowners in order to solve issues that directly affect the suitability of the site (i.e. access matters, other environmental issues like flood risk etc). If issues can be solved at initial stages, it will build a two-way process and increase the chances of the site coming forward earlier and also considered suitable at an envisaged point in time. The Council should also build positive engagement with the landowners for any issues identified for otherwise suitable sites but hindering the overall suitability / delivery of the sites.
- MBC needs to start thinking about how the new Climate Change approach affects to the sites. This approach was adopted on February 2016. SFRA done in June last year (2015) will need to be updated to reflect this new climate change allowance.
- It would be beneficial to show the contours in the maps.
- It would be good to link pictures of the site to the proforma. It can be done in a digital way via URLs.
- If a site it is over an aquifer it affects the development costs depending if the previous use has contaminated the underground water or not (i.e. farms) and the new use when building up the foundations.

List of sites by settlement with no conclusions and the list of sites by settlement that have been fully assessed

Settlement	Number of old sites	Assessed on	Additional new Sites (fully assessed)
Ab Kettleby	3	SHLAA Analysis and Housing Allocations	
Asfordby	10	SHLAA Analysis and Housing Allocations	2
Asfordby Hill	8	SHLAA Analysis and Housing Allocations	
Asfordby Valley	7	Suitability issues – Settlement	
Barkestone le Vale	8	Suitability issues – Settlement	
Bottesford	16	SHLAA Analysis and Housing Allocations	1
Branston	6	Suitability issues – Settlement	
Burton Lazars	2	Suitability issues – Settlement	1
Cold Overton	1	Suitability issues – Settlement	
Croxton Kerrial	6	SHLAA Analysis and Housing Allocations	
Easthorpe	2	SHLAA Analysis and Housing Allocations	3
Eastwell	2	Suitability issues – Settlement	
Eaton	2	Suitability issues – Settlement	2
Frisby on the Wreake	1	SHLAA Analysis and Housing Allocations	4
Gaddesby	3	SHLAA Analysis and Housing Allocations	
Harby	10	SHLAA Analysis and Housing Allocations	2
Hose	4	SHLAA Analysis and Housing Allocations	1
Kirby Bellars	1	Suitability issues – Settlement	1
Knipton	1	Suitability issues – Settlement	
Long Clawson	13	SHLAA Analysis and Housing Allocations	
Melton Mowbray	54	SHLAA Analysis and Housing Allocations	3
Muston	3	Suitability issues – Settlement	
Nether Broughton	6	Suitability issues –	

		Settlement	
Normanton	3	Suitability issues – Settlement	
Old Dalby	5	SHLAA Analysis and Housing Allocations	1
Plungar	1	Suitability issues – Settlement	
Queensway	1	Suitability issues – Settlement	
Redmile	6	Suitability issues – Settlement	
Scaford	1* the site is located quite far from the built up area on this settlement	SHLAA Analysis and Housing Allocations	
Six Hills	1	Suitability issues – Settlement	
Somerby	2	SHLAA Analysis and Housing Allocations	2
Stathern	3	SHLAA Analysis and Housing Allocations	4
Thorpe Arnold	6	SHLAA Analysis and Housing Allocations	2
Twyford	3	Suitability issues – Settlement	2
Waltham on the Wolds	6	SHLAA Analysis and Housing Allocations	2
Welby	1	Suitability issues – Settlement	1
Wymondham	9	SHLAA Analysis and Housing Allocations	
Hoby			1
Pickwell			1

APPENDIX 3 - SITES AFFECTED BY NEW EVIDENCE

This appendix includes all the previous sites that are directly affected by the new evidence (including updates of previous evidence).

Information about the kind of constraint, the type (if it is red constraint or not), the name of the main report where the evidence can be found and the consultant/organization name responsible of the study, can be found as a header of the tables.

All the information related with the 2015/16 sites, should be included in the main SHLAA 2015/16 proformas.

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1) AREAS OF SEPARATION

AoS, Settlement Fringe Sensitivity & LGS Study - Influence

Site	Area of Separation
MBC/049/13	Melton Mowbray – Burton Lazars
MBC/129/15	
MBC/128/13	
MBC/129/13	
MBC/061/13	Melton Mowbray – Eye Kettleby
MBC/061/15	
MBC/035/13	
MBC/035/15	
MBC/063/13	Melton Mowbray – Thorpe Arnold
MBC/179/15	
MBC/154/15	
MBC/174/15	
MBC/173/15	
MBC/161/15	
MBC/066/13 (a small part of the site)	Melton Mowbray – Asfordby Hill
MBC/031/13	
MBC/170/15	
MBC/112/13	Asfordby Hill – Kirby Bellars
MBC/113/13	Asfordby Valley – Asfordby
MBC/109/13	
MBC/001/16	
MBC/076/13	Bottesford - Easthorpe
MBC/009/15	
MBC/010/13	
MBC/010/15	
MBC/142/13	
MBC/012/13	Bottesford – Normanton
MBC/152/15	

2) LOCAL GREEN SPACES

AoS, Settlement Fringe Sensitivity & LGS Study - Influence

Site	Rating 1		Rating 2		Rating 3	
	Yes		Yes		Yes	
MBC/151/15	Yes	Small Part	Yes	Most of the site		
MBC/154/15			Yes	Large Part		
MBC/157/15			Yes	Small Part		
MBC/160/15					Yes	Small Part
MBC/162/15	Yes	Most of the site				
MBC/022/15	Yes	The whole site				
MBC/004/15			Yes	The whole site		
MBC/026/15					Yes	The whole site
MBC/177/15					Yes	The whole site
MBC/180/15					Yes	The whole site
MBC/013/15			Yes	Most of the site	Yes	The remaining

MBC/023/15			Yes	Large Part	Yes	The remaining
MBC/047/15					Yes	Small Part
MBC/186/15			Yes	Most of the site		
MBC/004/13			Yes	The whole site		
MBC/012/13			Yes	Most of the site		
MBC/013/13			Yes	Most of the site	Yes	The remaining
MBC/014/13			Yes	Most of the site		
MBC/022/13	Yes	The whole site				
MBC/023/13			Yes	Large Part	Yes	The remaining
MBC/026/13					Yes	The whole site
MBC/028/13			Yes	The whole site		
MBC/047/13					Yes	Small Part
MBC/048/13					Yes	The whole site
MBC/052/13					Yes	The whole site
MBC/053/13					Yes	Most of the site
MBC/057/13					Yes	Small Part
MBC/060/13	Yes	Small Part	Yes	Small Part		
MBC/068/13					Yes	The whole site
MBC/080/13					Yes	The whole site
MBC/084/13					Yes	The whole site
MBC/085/13			Yes	Most of the site		
MBC/086/13					Yes	Small Part
MBC/087/13					Yes	The whole site
MBC/088/13					Yes	The whole site
MBC/089/13					Yes	The whole site
MBC/091/13					Yes	Most of the site
MBC/094/13			Yes	The whole site		
MBC/097/13					Yes	Most of the site
MBC/101/13					Yes	The whole site
MBC/114/13					Yes	The whole site
MBC/123/13			Yes	Large Part		
MBC/127/13			Yes	Large Part		
MBC/128/13			Yes	Large Part		
MBC/130/13			Yes	Large Part		
MBC/132/13					Yes	Most of the site
MBC/142/13			Yes	Large Part		

3) SAFEGUARDED WASTE FACILITIES

County Council - (Red Constraint)

Site	Extent
MBC/181/15	Large Part of the site
MBC/030/13	Two small parts of the site

4) SEWAGE TREATMENT WORKS

County Council - (Red Constraint)

None

5) LANDSCAPE CHARACTER ZONES

AoS, Settlement Fringe Sensitivity & LGS Study - Influence

Settlement	Zone Number	Site CODE	Comments
Asfordby	LCZ1	MBC/001/16	New site
		MBC/107/13	
		MBC/109/13	
		MBC/110/13	
	LCZ2	MBC/105/13	
	LCZ3	MBC/148/14	
		MBC/003/15	
		MBC/003/13	
MBC/106/13			
Asfordby Hill	LCZ1	MBC/167/15	
		MBC/170/15	
		MBC/111/13	
	LCZ2	MBC/157/15	
		MBC/035/15	
		MBC/062/15	
		MBC/183/15	
		MBC/184/15	
		MBC/185/15	
		MBC/005/13	
		MBC/035/13	
		MBC/062/13	
		MBC/073/13	
	MBC/112/13		
	MBC/113/13		
	LCZ3	MBC/149/14	
MBC/030/13			
MBC/031/13			
Bottesford	LCZ1	MBC/181/15	
		MBC/008/13	
		MBC/057/13	
		MBC/078/13	
		MBC/092/13	
	LCZ2	MBC/011/15	
		MBC/166/15	
		MBC/011/13	
	LCZ3	MBC/013/16	New Site
		MBC/010/15	

		MBC/009/15		
		MBC/009/13		
		MBC/010/13		
		MBC/012/13		
		MBC/076/13		
		MBC/077/13		
		MBC/142/13		
	LCZ4	MBC/156/15		
Croxton Kerrial	LCZ1	MBC/078/13		
		MBC/092/13		
	LCZ2	MBC/095/13		
	LCZ3	MBC/079/13		
		MBC/096/13		
Long Clawson	LCZ1	MBC/125/14	Small part	
		MBC/150/15		
		MBC/155/15	Small part	
		MBC/169/15		
		MBC/175/15	Small part	
		MBC/027/13	Small part	
		MBC/027/15	Small part	
		MBC/125/13	Small part	
	LCZ2	MBC/144/15		
		MBC/168/15		
		MBC/026/15		
		MBC/026/13		
		MBC/028/13		
		MBC/144/13		
	LCZ3	MBC/178/15		
	Melton Mowbray	LCZ1	MBC/064/15	
			MBC/151/15	
			MBC/154/15	
			MBC/033/13	
MBC/034/13				
MBC/036/13				
MBC/038/13				
MBC/058/13				
MBC/060/13				
MBC/064/13				
MBC/114/13				
LCZ2		MBC/010/16	New Site	
		MBC/011/16	New Site	
		MBC/154/15		
		MBC/160/15		
		MBC/161/15		
		MBC/173/15		
		MBC/174/15		
		MBC/179/15		
MBC/066/13				

	LCZ3	MBC/049/13	
	LCZ4	MBC/129/15	
		MBC/013/15	
		MBC/013/13	
		MBC/128/13	
		MBC/129/13	
	LCZ5	MBC/006/16	New Site
		MBC/061/15	
		MBC/061/13	
		MBC/126/13	Small Part
		MBC/127/13	
	MBC/130/13		
Somerby	LCZ1	MBC/048/13	
	LCZ4	MBC/146/14	
Stathern	LCZ1	MBC/012/16	New Site
		MBC/195/15	
	LCZ3	MBC/141/13	
Waltham on the Wolds	LCZ1	MBC/019/16	New Site
	LCZ2	MBC/020/16	New Site
		MBC/055/13	
	LCZ4	MBC/192/15	
		MBC/164/15	
		MBC/054/13	
		MBC/140/13	
Wymondham	LCZ1	MBC/165/15	
		MBC/056/13	
		MBC/069/13	
		MBC/070/13	
		MBC/071/13	
		MBC/072/13	
	LCZ3	MBC/067/13	
		MBC/068/13	

6) SITES WITHIN THE FLOOD ZONE 3b

SFRA – JBA. Red Constraint within Flood Zone 3

Site CODE	Site CODE	Site CODE	Site CODE
MBC/013/16	MBC/179/15	MBC/049/13	MBC/130/13
MBC/147/14	MBC/187/15	MBC/049/13	MBC/131/13
MBC/151/15	MBC/008/13	MBC/057/13	MBC/142/13
MBC/153/15	MBC/009/13	MBC/057/13	MBC/143/13
MBC/154/15	MBC/010/13	MBC/058/13	
MBC/010/15	MBC/011/13	MBC/060/13	
MBC/157/15	MBC/012/13	MBC/061/13	
MBC/159/15	MBC/030/13	MBC/062/13	
MBC/009/15	MBC/033/13	MBC/076/13	
MBC/061/15	MBC/034/13	MBC/077/13	
MBC/062/15	MBC/038/13	MBC/123/13	
MBC/011/15	MBC/039/13	MBC/126/13	
MBC/166/15	MBC/044/13	MBC/128/13	

7) SITES IN THE OIL PIPELINES CONSULTATION AREA

(+500m buffer). Red Constraint.

| Site CODE |
|------------|------------|------------|------------|------------|
| MBC/005/16 | MBC/160/15 | MBC/008/13 | MBC/064/13 | MBC/111/13 |
| MBC/010/16 | MBC/161/15 | MBC/124/13 | MBC/066/13 | MBC/112/13 |
| MBC/011/16 | MBC/009/15 | MBC/012/13 | MBC/067/13 | MBC/113/13 |
| MBC/015/16 | MBC/004/15 | MBC/018/13 | MBC/139/13 | MBC/116/13 |
| MBC/133/14 | MBC/170/15 | MBC/133/13 | MBC/072/13 | MBC/121/13 |
| MBC/149/14 | MBC/173/15 | MBC/030/15 | MBC/073/13 | MBC/123/13 |
| MBC/064/15 | MBC/174/15 | MBC/031/15 | MBC/078/13 | MBC/103/13 |
| MBC/151/15 | MBC/179/15 | MBC/034/13 | MBC/084/13 | MBC/060/13 |
| MBC/153/15 | MBC/183/15 | MBC/135/13 | MBC/085/13 | MBC/005/13 |
| MBC/154/15 | MBC/184/15 | MBC/038/13 | MBC/092/13 | MBC/159/15 |
| MBC/155/15 | MBC/047/15 | MBC/039/13 | MBC/093/13 | MBC/049/13 |
| MBC/156/15 | MBC/188/15 | MBC/047/13 | MBC/094/13 | MBC/096/13 |
| MBC/158/15 | MBC/004/13 | | | |

8) MINERAL CONSULTATION AREA. LIMESTONE

Approach to Mineral Safeguarding Areas (red constraint) – County Council

Settlement	Site CODE	Comments
Waltham on the Wolds	MBC/192/15	Large part of the site
	MBC/053/13	100% of the site
	MBC/054/13	100% of the site
	MBC/055/13	100% of the site
Croxton Kerrial	MBC/092/13	100% of the site
	MBC/078/13	100% of the site
	MBC/095/13	100% of the site
	MBC/080/13	100% of the site
	MBC/079/13	100% of the site
	MBC/096/13	100% of the site

9) MINERAL CONSULTATION AREA. SAND & GRAVEL

Approach to Mineral Safeguarding Areas (red constraint) – County Council

Settlement	Site CODE	Comments	Settlement	Site CODE	Comments	
Asfordby	MBC/001/16	Small part	Melton	MBC/064/15	Small part	
	MBC/107/13	Small part		Mowbray	MBC/064/13	Small part
	MBC/003/15	100% of the site			MBC/049/13	Large part
	MBC/006/15	Most of the site			MBC/035/15	Large part
	MBC/006/13	Most of the site			MBC/035/13	Large part
	MBC/104/13	Large part			MBC/063/13	Large part
	MBC/108/13	100% of the site			MBC/061/15	Small part
	MBC/105/13	100% of the site			MBC/061/13	Small part
	MBC/148/14	100% of the site			MBC/062/15	100% of the site
	MBC/106/13	100% of the site			MBC/062/13	100% of the site
MBC/003/13	100% of the site	MBC/158/15	Most of the site			
Asfordby Valley	MBC/167/15	Small part	MBC/137/13	100% of the site		
	MBC/110/13	Large part	MBC/157/15	100% of the site		
Asfordby Hill	MBC/109/13	100% of the site	Easthorpe	MBC/009/15	100% of the site	
	MBC/185/15	Most of the site		MBC/009/13	100% of the site	
MBC/005/13	Large part	MBC/077/13		100% of the site		
Kirby Bellars	MBC/025/13	100% of the site		MBC/076/13	100% of the site	
	MBC/191/15	Small part		MBC/010/13	100% of the site	
Frisby on the Wreake	MBC/004/16	100% of the site		MBC/010/15	100% of the site	
	MBC/007/16	Small part		Bottesford	MBC/166/15	100% of the site
Gaddesby	MBC/016/13	Large part			MBC/011/15	100% of the site
	MBC/193/15	100% of the site			MBC/011/13	100% of the site
Cold Overton	MBC/014/13	100% of the site			MBC/012/13	100% of the site
Thorpe Arnold	MBC/179/15	100% of the site	MBC/142/13		100% of the site	
	MBC/174/15	100% of the site	MBC/013/16		100% of the site	
	MBC/173/15	100% of the site	MBC/181/15		100% of the site	
	MBC/010/16	100% of the site	MBC/057/13		100% of the site	
	MBC/161/15	100% of the site	MBC/143/13		100% of the site	

MBC/011/16	100% of the site		MBC/008/13	100% of the site
MBC/160/15	100% of the site		MBC/156/15	100% of the site
MBC/154/15	Most of the site		MBC/152/15	Large part
MBC/066/13	Small part	Normanton	MBC/145/14	Large part
MBC/039/13	100% of the site	Muston	MBC/187/15	100% of the site
			MBC/083/13	Large part

10) MINERAL CONSULTATION AREA. GYPSUM

Approach to Mineral Safeguarding Areas (red constraint) – County Council

Settlement	Site CODE	Comments	Settlement	Site CODE	Comments
Frisby on the Wreake	MBC/007/16	100% of the site	Gaddesby	MBC/193/15	100% of the site
	MBC/004/16	Most of the site		MBC/016/13	100% of the site
				MBC/017/13	100% of the site

11) VALUE ASSESSMENT AREAS

BIODIVERSITY STUDY – WYG. Using Potential Sites.

Site	Value	Site	Value	Site	Value
MBC/191/15	Green	MBC/061/13	Green>Amber	MBC/049/13	Green>Amber
MBC/064/15	Green	MBC/061/15	Green>Amber	MBC/058/13	Amber
MBC/151/15	Green	MBC/062/13	Green>Amber	MBC/060/13	Green>Amber>Red
MBC/027/13	Green	MBC/129/15	Green>Amber	MBC/064/13	Green
MBC/027/15	Green	MBC/170/15	Green	MBC/114/13	Green
MBC/155/15	Green	MBC/030/13	Amber>Green	MBC/126/13	Green
MBC/157/15	Amber>Green	MBC/031/13	Green	MBC/127/13	Green>Amber
MBC/158/15	Green	MBC/033/13	Amber	MBC/128/13	Green>Amber
MBC/035/13	Green>Amber	MBC/034/13	Amber>Green	MBC/129/13	Amber>Green
MBC/035/15	Green>Amber	MBC/036/13	Green	MBC/130/13	Green>Amber
MBC/063/13	Green>Amber	MBC/038/13	Amber>Green		

12) 2015 EMPLOYMENT SITES

Employment Land Study – BE group

Site	Information	
MBC/175/15	Application Code	12/00361/COU
	Years	1-3

13) SPECIES FOUND

BIODIVERSITY STUDY – WYG. Using Potential Sites

Site	Species	Site	Species
MBC/126/13	Notable Birds (x2)	MBC/127/13	Reptiles
MBC/128/13	Reptiles (x2), Bats (x2)	MBC/035/13	Notable birds, Bats
MBC/129/13	Reptiles	MBC/035/15	Notable birds, Bats
MBC/130/13	Reptiles (x2), Bats (x2)	MBC/063/13	Notable birds, Bats
MBC/061/13	Reptiles	MBC/062/13	Badgers
MBC/061/15	Reptiles	MBC/062/15	Badgers
MBC/032/13	Notable birds (x2), Reptiles (x2)	MBC/029/13	Badgers
MBC/123/13	Bats (x2), Reptiles (x2), Notable birds	MBC/154/15	Badgers, Notable bird
MBC/058/13	Badgers	MBC/064/13	Notable birds (x2)
MBC/030/13	Reptiles	MBC/064/15	Notable birds (x2)
MBC/038/13	Bats, Badgers	MBC/159/15	Bats
MBC/058/13	Bats, Badgers	MBC/034/13	Bats, Badgers,

14) SITES WITHIN HISTORIC/AUTHORISED LANDFILL CONSULTATION ZONES

(250m buffer) – Environment Agency. Red Constraint

Site	Landfill type	Site	Landfill type
MBC/133/14	Inert	MBC/029/13	Inert
MBC/148/14		MBC/035/13	Inert
MBC/152/15	Household. Industrial	MBC/039/13	Household
MBC/153/15	Inert	MBC/055/13	Household. Industrial. Inert
MBC/154/15	Household	MBC/056/13	Inert (x2). Household. Industrial
MBC/157/15	Household. Inert (x2)	MBC/057/13	Household (x2). Industrial
MBC/158/15	Household. Industrial	MBC/062/13	Inert
MBC/035/15	Inert	MBC/063/13	Inert
MBC/062/15	Inert	MBC/065/13	Inert
MBC/011/15	Industrial. Inert	MBC/068/13	Inert
MBC/003/15	Industrial. Inert	MBC/069/13	Inert (x2). Household (x2). Industrial (x2)
MBC/165/15	Inert (x3). Industrial (x2). Household (x2)	MBC/070/13	Inert
MBC/166/15	Industrial. Inert	MBC/076/13	Inert. Industrial
MBC/173/15	Household	MBC/105/13	
MBC/174/15	Household	MBC/118/13	Inert
MBC/179/15	Household	MBC/119/13	Inert
MBC/181/15	Household (x2). Industrial	MBC/126/13	Inert
MBC/186/15	Inert	MBC/131/13	Inert
MBC/003/13	Industrial. Inert	MBC/133/13	Inert
MBC/011/13	Industrial. Inert	MBC/137/13	Inert
MBC/159/15	Authorised Landfill	MBC/030/13	Authorised Landfill
MBC/170/15	Authorised Landfill	MBC/055/13	Authorised Landfill

15) SCHEDULED MONUMENT CONSULTATION ZONE

(+300m buffer). Red Constraint – Historic England.

Site	Proximity	Site	Proximity
MBC/010/13	May affect	MBC/028/13	Unlikely to affect
MBC/010/15	May affect	MBC/029/13	Affects (within the site)*
MBC/157/15	Unlikely to affect	MBC/030/13	Affects (within the site)*
MBC/159/15	Might affect	MBC/031/13	Might affect
MBC/009/15	Unlikely to affect	MBC/035/13	May affect
MBC/035/15	May affect	MBC/038/13	Unlikely to affect
MBC/062/15	Unlikely to affect	MBC/049/13	Unlikely to affect
MBC/011/15	Unlikely to affect	MBC/057/13	Unlikely to affect
MBC/011/13	Unlikely to affect	MBC/058/13	Unlikely to affect
MBC/001/15	Unlikely to affect	MBC/060/13	Affects (within the site)*
MBC/001/13	Unlikely to affect	MBC/062/13	Unlikely to affect
MBC/166/15	Unlikely to affect	MBC/063/13	May affect
MBC/168/15	Unlikely to affect	MBC/072/13	Unlikely to affect
MBC/129/15	Unlikely to affect	MBC/076/13	Affects (within the site)*
MBC/172/15	Unlikely to affect	MBC/077/13	Unlikely to affect
MBC/175/15	Unlikely to affect	MBC/083/13	Might affect
MBC/013/15	Unlikely to affect	MBC/093/13	May affect
MBC/187/15	May affect	MBC/120/13	Might affect
MBC/002/13	Unlikely to affect	MBC/128/13	Affects (within the site)*
MBC/009/13	Unlikely to affect	MBC/129/13	Affects (within the site)*
MBC/012/13	Unlikely to affect	MBC/137/13	Might affect
MBC/013/13	Unlikely to affect	MBC/142/13	Unlikely to affect
MBC/018/13	Unlikely to affect	MBC/025/13	Unlikely to affect

* Part of the site includes a Scheduled Monument



Leicester & Leicestershire Housing Market Area

Housing and Economic Land Availability Assessment

Methodology Paper July 2016



Introduction

What are Strategic Housing and Economic Land Availability Assessments (SHLAAs and SELAA's)?

In accordance with the National Planning Policy Framework (NPPF) (DCLG 2012), Local Planning Authorities are required to assess the existing and future supply of land for housing and economic development in order to meet objectively assessed need.

These assessments are a key part of identifying;

“a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period”.

(Housing and economic land availability assessment, Planning Practice Guidance, DCLG 2014, section 1, para.1)

This joint methodology paper provides guidance to the Leicester and Leicestershire Council's undertaking housing and economic development land availability assessments in accordance with National Planning Practice Guidance, which together will provide their land availability assessment evidence.

Local Planning Authorities within the Leicester and Leicestershire Housing Market Area have agreed a joint approach to the preparation of housing and economic land availability assessments through this methodology and have agreed common working arrangements in line with Duty to Cooperate requirements. This will follow the requirements set out in the NPPF and the Planning Practice Guidance (PPG) and will include locally specific criterion as part of the methodology. Relevant parts of the methodology will be used to guide local authorities Strategic Housing Land Availability Assessments and Strategic Economic Land Availability Assessments'. This will ensure that each authority's individual document will follow the same broad methodology and appear in a similar format.

The approach set out in the methodology has been informed by the views of house builders, land agents and land owners gathered through consultation and from discussion at developer panel meetings.

Completion of a SHLAA and SELAA will enable the Local Planning Authorities to:

- **identify sites and broad locations with potential for development;**
- **assess their development potential;**
- **assess their suitability for development and the likelihood of development coming forward (the availability and achievability).**

This approach ensures that all land is assessed together as part of the plan preparation process to identify which sites or broad locations are the most suitable and deliverable for a particular use.

What are the core outputs of the Assessments?

The Planning Practice Guidance (PPG) suggests that assessments should be publically

available in an accessible form and provide the following outputs to ensure consistency, accessibility and transparency:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable for development) to determine whether a site is realistically expected to be developed and when;
- contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build rates, setting out how any barriers to delivery could be overcome and when; and
- an indicative trajectory of anticipated development and consideration of associated risks.

(Housing and economic land availability assessment, PPG, DCLG 2014 section 8, para 28)

How will the SHLAA and SELAA inform future plans?

The assessments will form a critical part of the evidence base for future Development Plan Documents and will help to inform the Strategic Economic Plan and other strategies for growth, infrastructure and investment.

Once completed the assessments should be updated annually and identify a supply of specific, deliverable, housing and economic development sites. SHLAA sites should be sufficient to provide for a five year supply of housing land when considered in the context of housing requirements with an additional buffer of 5% or 20% (moved forward from later in the plan period) to ensure choice and competition in the market for land. (NPPF, DCLG 2012, para 47)

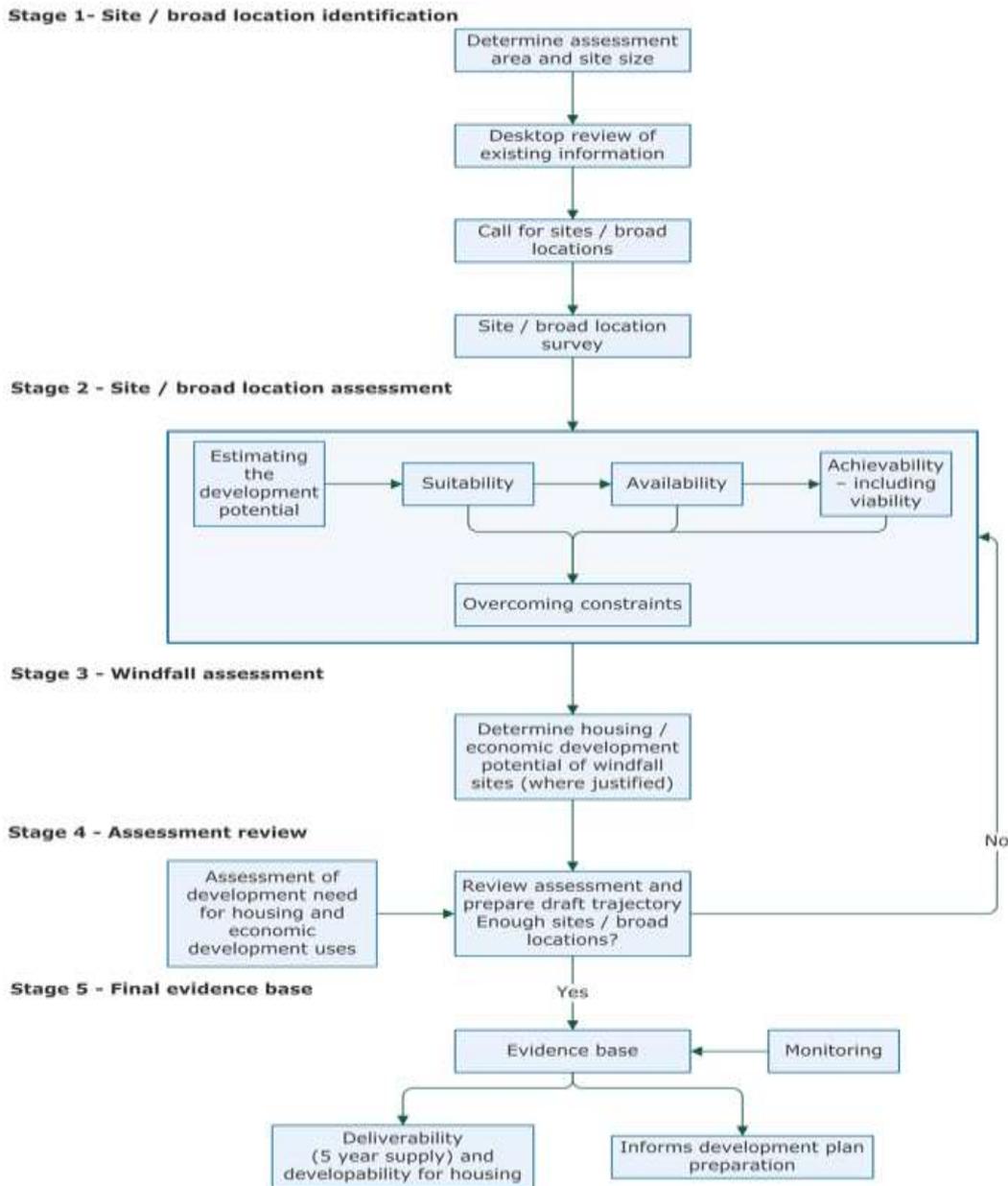
Please note that SHLAAs and SELAAs DO NOT represent planning policy and do not determine whether a site should be allocated or granted permission for development. The assessments provide information on the range of sites available to meet needs, but Development Plan Documents will determine which sites are most suitable to meet those needs. SHLAAs and SELAAs are just one of the key evidence base documents that provide details in relation to future growth.

Methodology

How will the SHLAA and SELAA be carried out?

The flowchart below sets out the stages of the assessments as set out the PPG. The guidance “indicates what inputs and processes should lead to a robust assessment of land availability. Plan makers should have regard to the guidance in preparing their assessments” but also provides the ability to depart from the guidance where this can be justified (Housing and economic land availability assessment, PPG, DCLG 2014, section 2, para.05).

The Leicester and Leicestershire Local Planning Authorities will follow this standard methodology, unless local circumstances justify a change.



(Housing and economic land availability assessment, PPG, DCLG 2014, section 3, para.06)

Every Local Planning Authority within the Leicester and Leicestershire area will undertake their housing and economic land availability assessments in accordance with this joint methodology paper as well as the relevant national guidance (currently the relevant section of the PPG).

Methodology for the Leicester and Leicestershire Authorities

Stage 1: Site/Broad Location Identification.

Types of sites and sources of data

The guidance (Housing and economic land availability assessment, PPG, DCLG 2014, section 4, para.12) states that the assessment should consider the following types of sites, it also provides possible sources of information which have been supplemented where relevant by those in italics:

Type of site	Potential data source
Existing housing and economic development allocations and site development briefs not yet with planning permission	Local and neighbourhood plans Planning applications records Development briefs
Planning permissions for housing and economic development that are unimplemented or under construction	Planning application records Development starts and completions records
Planning applications that have been refused or withdrawn	Planning application records
Land in the local authority's ownership	Local authority records
Surplus and likely to become surplus public sector land	National register of public sector land, Engagement with strategic plans of other public sector bodies such as County Councils, Central Government, Homes and Communities Agency, National Health Service, Police, Fire Services, utilities providers, statutory undertakers
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes e.g. offices to residential)	Local authority empty property register, English House Condition Survey, National Land Use Database, Commercial property databases (e.g. estate agents and property agents) Valuation Office database, Active engagement with sector

Type of site	Potential data source
	<i>Prior Notification applications</i>
Additional opportunities in established uses (e.g. making productive use of under-utilised facilities such as garage blocks)	Ordnance Survey maps Aerial photography Planning applications Site surveys <i>Call for sites</i>
Business requirements and aspirations	Enquiries received by local planning authority Active engagement with sector <i>Call for sites</i>
Sites in rural locations	Local and neighbourhood plans Planning applications
Large scale redevelopment and redesign of existing residential or economic areas	Ordnance Survey maps Aerial photography
Sites in and adjoining villages or rural settlements and rural exception sites	Site surveys
Potential urban extensions and new free standing settlements	<i>Call for sites</i>

The size of sites to be assessed

'Plan makers will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate.

The assessment should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500m² of floor space) and above. Where appropriate, plan makers may wish to consider alternative site size thresholds'. (Housing and economic land availability assessment, PPG, DCLG 2014, section 4, para.10).

If an individual authority considers it appropriate to include for assessment sites of a different size to that indicated above a clear reason and rationale will be provided within their report / individual site assessment.

The assessment area

The areas surveyed through the SHLAA and SELAA will be informed by the need to bring forward sufficient sites to ensure that the Leicester and Leicestershire Planning Authorities can meet the housing and employment requirements set out in their adopted or emerging

Core Strategy/Local Plan documents, taking into account housing and employment market evidence. The call for sites may also encompass a wider range of uses, including for gypsy and traveller provision. Further explanation of this will be provided in individual reports, if required. The list of settlements and their position in the settlement hierarchy with regards to proposed housing development of each authority is set out in Appendix B. These settlements are only for the purposes of this methodology and individual authorities may use their own terminology for settlement hierarchies.

If the initial list of settlements fails to provide a sufficient number of sites, then the geographical limits to the assessment may broaden where necessary, with further explanation provided in individual reports if required.

The following information and characteristics will be recorded when undertaking the desk-top review or carrying out the site survey:

- site size, boundaries, and location;
- current land use and character;
- land uses and character of surrounding area;
- physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / utilities) and whether these could be overcome;
- potential environmental constraints;
- where relevant, previous planning history or development progress (e.g. ground works completed, number of units started, number of units completed);
- initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.
- planning policy;
- access/highways;
- access to local services;
- the location of the site within a Mineral Safeguarding Area or within or in affecting distance of a Safeguarded Waste Management Facility as defined by the Development Plan.

This research will be informed by appropriate technical expertise. Planning policy considerations vary between individual authorities, with differing constraints identified in accordance with individual Local Plans.

In respect of Mineral Safeguarding Areas and Safeguarded Waste Management Facilities consultation with the County Planning Authority by the District Planning Authorities will be necessary.

Due to the ‘policy off’ nature of the SHLAA, the identification of policy constraints present on a site will not result in any such sites being ‘excluded’ but will be used in the determination of their development timeframes.

A “red” constraint is a severe constraint to development that may make a site technically undevelopable and not appropriate for further assessment. These constraints are listed in Appendix A. Where a site is partially affected by a red constraint, the individual SHLAA reports will set out assumptions in relation to whether the whole site is considered non-developable, or if the potential dwelling yield has been adjusted accordingly, dependant on the extent of the red constraint.

Stage 2: Site/Broad Location Assessment

Estimating the development potential of each site

The PPG sets out that;

“The estimation of the development potential of each identified site should be guided by the existing or emerging plan policy including locally determined policies on density, as below. Where the plan policy is out of date or does not provide a sufficient basis to make a local judgement then relevant existing development schemes can be used as the basis for assessment, adjusted for any individual site characteristics and physical constraints. The use of floor space densities for certain industries may also provide a useful guide.

The development potential is a significant factor that affects economic viability of a site/broad location and its suitability for a particular use. Therefore, assessing achievability (including viability) and suitability can usefully be carried out in parallel with estimating the development potential.”

(Housing and economic land availability assessment, PPG, DCLG 2014, section 5, para.17)

Housing Sites

Throughout the Leicester and Leicestershire HMA, the following gross to net development ratios have been agreed based on site size. This allows for items such as roads, green infrastructure and sustainable drainage systems to be taken into account when identifying the developable land available on a site. These ratios have been drawn up in discussion with stakeholders at Developer Panels and successfully applied to past SHLAAs. Should further robust evidence be received, the ratios may be updated. Specific site considerations may provide individual authorities reason to deviate from the ratios below, and this will be clearly set out where necessary.

Site Size	Gross to Net Development Ratio
Up to 0.4ha	100%
0.4 - 2ha	82.5%
2 - 35ha	62.5%
Over 35ha	50%

A standardised set of densities is also used across the Leicester and Leicestershire HMA to calculate the housing potential of a site. Agreed densities are used to ensure a policy off approach to the assessment. For Leicester, densities within the city centre will normally be at least 50 dwellings per hectare (dph), with generally lower densities (30-50 dph) elsewhere in the city. Sites within and adjacent to the Principal Urban Area and in selected Centres will be 40dph, and all other sites will be 30dph. This may be altered by each Local Planning Authority in some instances having regard to local circumstances, and will be clearly explained where necessary. Where a developer or landowner provides a density figure individual Authorities may choose to use this instead of the above agreed densities. Where planning permission has been granted, the density provided will reflect the consented development scheme (therefore likely to deviate from the above indicative densities).

The estimated build rate indicates the average number of houses likely to be developed on a site within 1 year for a single sales outlet (usually a single builder). Assumptions about expected build rates will be made by each authority dependant on the evidence available, including discussions with the development industry using developer panel meetings, and through analysis of past build rates, and will be set out within the individual SHLAA reports. Estimated build rate will be reviewed on an annual basis to reflect market changes, and may differ depending on site specific circumstances.

Economic Development

Economic development sites to be assessed include retail, leisure, cultural, office, and warehousing sites. For the purposes of this assessment each site will be assessed in the context of its likely function and likely use class as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended). In accordance with the NPPF, Annex 2: Glossary, economic development is defined as:

'Development, including those within the B Use Classes, public and community uses and

main town centre uses (but excluding housing development).’

Further to this, the NPPF then defines main town centre uses as:

‘Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Each authority will set out, within their SELAA report, calculations for the potential capacity of sites for economic development uses as above (with the exception of B class uses as below) based on local evidence for the different type of land use.

Employment Sites (Use Class B1, B2 and B8)

The potential amount of development an employment site can deliver is dependent on the likely density of development. Calculations of employment potential are based upon average densities and plot ratios for different classes of employment use as outlined in the Leicester and Leicestershire Housing Market Area Employment Land Review (2012) as follows:

- Office - 3,000m² per ha (gross external floorspace)
- Industrial - 4,200m² per ha (gross external floorspace)
- Warehousing - 5,000m² per ha (gross external floorspace)

The density of office development can vary significantly between rural, town centre and out of town locations or in mixed use schemes. For the purposes of this assessment 3,000m² per hectare is used to work out the development potential of an office site.

An estimate of employment potential will be calculated for each site using the following formula:

Site area x density (for likely use class) = employment potential (m²)

In cases where a mix of B uses are assessed as potentially appropriate on a single site an average of the densities for the appropriate uses will be taken and multiplied by the site area.

Assessing when and whether sites are likely to be developed.

Assessing the suitability, availability and achievability of a site will provide the information necessary to determine whether a site can be considered deliverable within the first 5 years of the plan period or developable at a particular point in time.

Assessing suitability

According to the guidance:

“Plan makers should assess the suitability of the identified use or mix of uses of a particular site or broad location including consideration of the types that may meet the needs of the community. These may include, but are not limited to: market housing, private rented, affordable housing, people wishing to build their own homes, housing for older people, or for economic development uses.”

(Housing and economic land availability assessment, PPG, DCLG 2014, section 5, para 19)

To assess a site’s suitability for development, the guidance states that decisions should be guided by these factors:

- the development plan, emerging plan policy and national policy;
- market and industry requirements in that housing market or functional economic market area;

The guidance also states that the following factors should be considered:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- environmental/amenity impacts experienced by would be occupiers and neighbouring areas;

In addition to the above, whether a site has the benefit of planning permission, or is allocated in an existing development plan will also be used in determining whether it is considered suitable or not.

Assessing availability

The PPG considers a site to be available for development; “when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems”.

(Housing and economic land availability assessment, PPG, DCLG 2014, section 5, para 20)

For the purposes of the above, legal / ownership problems can include unresolved multiple

ownerships, ransom strip tenancies and operational requirements of landowners.

Land ownership details for sites will be obtained via desktop reviews and discussions with external sources, where necessary.

Assessing achievability

According to the guidance:

“A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the site over a certain period.”

(Housing and economic land availability assessment, National Planning Practice Guidance, DCLG 2014, section 5, para 21)

Achievability will be considered through discussions with external stakeholders, including through developer panels and individual correspondence with the parties that have submitted sites, where necessary.

Stage 3: SHLAA Windfall Assessment

With regards to housing windfall sites, the guidance states that:

“A windfall allowance may be justified in the five-year supply if a local planning authority has compelling evidence as set out in paragraph 48 of the National Planning Policy Framework. Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 48 of the National Planning Policy Framework)”.

(Housing and economic land availability assessment, P PG, DCLG 2014, section 6, para 24)

Stage 4: Assessment Review

The guidance provides advice on how the site assessments should be appraised, expressing that:

“Once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing and the amount of economic development that can be provided, and at what point in the future. An overall risk assessment should be made as to whether sites will come forward as anticipated.”

(Housing and economic land availability assessment, PPG, DCLG 2014, section 7, para 25)

If any shortfalls within the final projections are identified, then various elements of the scope of the assessment will be revisited.

An insufficient number of sites may require previously rejected sites and areas of

investigation to be brought forward and included within the assessments. Any additional sites brought forward at this stage would be assessed by the same procedure as the sites originally included.

Stage 5: Final Evidence Base

The final assessment document will categorise all of the sites within the local authority area as to whether they are deliverable, developable or not currently developable.

For a site to be considered as **deliverable**, it should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years; for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

For a site to be considered **developable** it should be in a suitable location for development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

(NPPF, DCLG 2012, para.47)

Where a site is subject to a severe constraint to development in its entirety, i.e. a red constraint, then it will be classed as non-developable.

Timeframe for Development

Each site will be classified based on their ability to come forward:

- Within 0 – 5 years
- Within 6 – 10 years
- Within 11 - 15 years
- 16 years +

Within 0-5 years

For sites to be allocated within the 0-5 year time frame they must be realistic development opportunities. Sites will be put in this time frame if:

- They are under construction or have planning permission and the developer intends to develop;

OR

- The site is suitable and available now and achievable within five years as set out in the previous criteria.

Within 6-10 years

Sites will be put in this time frame if:

- The site has planning permission, but, after discussion with the applicant, it is no longer their intention to develop the site within 5 years;

OR

- The site may only be available in this slightly longer time period or is more likely to be achievable or suitable later in the plan period due to existing policy or site restrictions, for example.

Within 11 - 15 years

Sites will be put in this time frame if:

- The site may only be available in a longer timeframe or is more likely to be achievable or suitable later in the plan period due to existing policy or site restrictions, greater than those placed in the 6–10 years category as above.

Housing and Economic Availability Assessment Review

The assessments will be reviewed annually, or where necessary with regards to SELAAs. If evidence is provided which demonstrates that an identified constraint can be overcome, this will be taken into account in the review and may result in a sites assumptions and timeframe for development being changed.

Appendix A:

“Red” constraints

Constraints that are considered “Red” - ie showstoppers that render the site undevelopable and unworthy of further consideration and assessment :

1. The Functional Floodplain (Flood Zone 3b) (as shown in the relevant Strategic Flood Risk Assessment)
2. Scheduled Monuments (nationally important archaeological sites as listed by Historic England)
3. Internationally and Nationally Designated Sites of Biodiversity and Geological Interest (SSSIs , SPA’s) as designed by Natural England or the European Commission. *
4. Major Hazardous Facilities (as defined by the Health and Safety Executive)

Sites will only be excluded where the whole or the majority of the site is affected by the red constraint. This decision will rest with the individual authority based on the circumstances of each site.

- * where the site of biodiversity or geodiversity interest has a specific catchment area (for example a body of water) the red constraint will not apply to the whole catchment, but only to the site of biodiversity or geodiversity interest.

**Appendix B:
Settlement Lists for SHLAAs**

Authority	Principal Urban Area	Principal Centre	Key Centre / Rural Centre	Additional Rural Settlements
Blaby District Council	Glenfield Kirby Muxloe Leicester Forest East Braunstone Town Glen Parva Lubbesthorpe		Blaby Enderby Narborough Whetstone Countesthorpe Stoney Stanton	Littlethorpe Huncote Cosby Croft Sapcote Elmesthorpe Kilby Sharnford Thurlaston
Charnwood Borough Council	Birstall Thurmaston	Loughborough Shepshed	Anstey Rothley Syston Barrow upon Soar Mountsorrel Quorn Sileby	Barkby Burton on the Wolds Cossington East Goscote Hathern Newtown Linford Queniborough Rearsby Thrussington Thurcaston Woodhouse Eaves Wymeswold
Harborough District Council	Scraptoft Thurnby & Bushby Land adj Oadby	Market Harborough	Lutterworth Broughton Astley Kibworth Great Glen	Foxton Medbourne Hallaton Claybrooke Magna

			<p>Fleckney Billesdon Houghton on the Hill Husbands Bosworth Ullesthorpe</p>	<p>Tugby Dunton Bassett Bitteswell Church Langton Great Bowden Gilmorton Great Easton Lubenham North Kilworth South Kilworth Tilton on the Hill</p>
<p>Hinckley and Bosworth Borough Council</p>		<p>Hinckley Burbage Barwell Earl Shilton</p>	<p>Desford Groby Ratby Markfield Bagworth Thornton Barlestone Market Bosworth Newbold Verdon Stoke Golding Higham on the Hill Stanton Under Bardon Sheepy Magna Nailstone Twycross</p>	<p>Barton-in-the-Beans Botcheston Bradgate Hill Cadeby Carlton Dadlington Fenny Drayton Kirkby Mallory Norton-Juxta-Twycross Orton-on-the-Hill Peckleton Ratcliffe Culey Shackerstone Sibson</p>

			Witherley Congerstone	Stapleton Sutton Cheney
Leicester City Council	Leicester			
Melton Borough Council		Melton Mowbray	Asfordby AB Kettleby Asfordby Hill Bottesford Buckminster Croxton Kerrial Edmonthrope Frisby on the Wreake Gaddesby Great Dalby Harby Hose Knipton Long Clawson Nether Broughton Old Dalby Queensway Redmile Scalford Sewstern Somerby Stathern Thrope Satchville Twford Waltham on the Wolds Wymondham	

<p>North West District Council</p>		<p>Coalville</p>	<p>Ashby de la Zouch Castle Donington Ibstock Kegworth Measham</p>	<p>Albert Village Appleby Magna Battram Belton Blackfordby Breedon on the Hill Coleorton Diseworth Donisthorpe Ellistown Griffydham Heather Hemington Lockington Long Whatton Lount Moir Newbold Newton Burgoland Oakthorpe Osgathorpe Packington Peggs Green Ravenstone Sinope Snarestone Sping Cottage Swannington Sweepstone Tonge Wilson Worthington</p>
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Oadby and Wigston Borough Council	Oadby Wigston South Wigston			Kilby Bridge
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POTENTIAL DEVELOPMENT SITES PROPOSAL FORM

CONTACT DETAILS

Title: Choose an item

Name: Click here to enter your name

Interest*: Choose an item

Other (Please specify): Click here to enter text

Address: Click here to enter your address

Postcode: Click here to enter text

Telephone number: Click here to enter your telephone number

Email: Click here to enter your email

If you are not the landowner, on behalf of (if relevant) (1): Click here to enter name

- **Email:** Click here to enter email

- **Telephone number:** Click here to enter number

If you are not the landowner, on behalf of (if relevant) (2): Click here to enter name

- **Email:** Click here to enter email

- **Telephone number:** Click here to enter number

*If you are a part owner, please provide names and address of other landowners.

SITE DETAILS

Settlement: Choose an item

Address: Click here to enter the site address

Postcode: Click here to enter text

Size (ha): Click here to enter the ha

Number units proposed: No of units

Northing coordinates: North coordinates here

Easting coordinates: East coordinates here

Key

R/S. Residential. **AGRIC.** Agricultural

LEIS. Leisure. **EMP.** Employment/Commercial

AH. Affordable Housing. **EDUC.** Educational

Proposed use. Please tick all that apply (please refer to the key above):

R/S ; AGRIC ; LEIS ; EMP ; AH ; EDUC ; ENERGY ; Other: Click here to add

Current use:

R/S ; AGRIC ; LEIS ; EMP ; AH ; EDUC ; ENERGY ; Other: [Click here to add](#)

Predominant adjoining use:

R/S ; AGRIC ; LEIS ; EMP ; AH ; EDUC ; ENERGY ; Other: [Click here to add](#)

Alternative use proposed:

R/S ; AGRIC ; LEIS ; EMP ; AH ; EDUC ; ENERGY ; Other: [Click here to add](#)

Relevant Planning History (please, attach additional notes at the end if necessary):

[Click here to enter text](#)

Units type:

If other, please specify unit types:

CONSTRAINTS

Biodiversity

If there are, please specify: [Click here to enter text.](#)

Contamination

If there are, please specify: [Click here to enter text](#)

Landowner consent

Landowner constraint

If other, please specify: [Click here to enter text](#)

Flood Risk

Will the proposed development impact the character significantly?

If there are, please specify: [Click here to enter text](#)

Is there a direct access from public highway?

If there isn't, how do you propose to access? [Click here to enter text](#)

Are there any trees and / or mature hedges on site?

Are there any TPO designations?

Are there any heritage designations? (Please, tick all that apply)

Listed Buildings ; Conservation Area ; Scheduled Monument ; Don't know

Are there any Local Plan designations?

Are there any interventions available to overcome any constraints?

Are there any infrastructure requirements?

Agricultural Land

Mineral Consultation Area

Are there any other physical constraints (i.e. topographical, undulating land)

If there are, please, specify:

SITE AVAILABILITY

Time frame

Please, complete and return this form **including a map that clearly identifies the site** to planningpolicy@melton.gov.uk

You must give your name and contact details for your site to be considered.

This information along with details of ownership will be used for the local planning process in accordance with the Data Protection Act 1998. We will add your details to our consultation database. If you do not wish to be contacted regarding the Melton Local Plan please, tick this box:

Notwithstanding any questions asked in this document, please feel free to provide any further technical evidence which will support the assessment of your site through the Local Plan process.

Thank you.