

Melton Mowbray

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

Part 1 of 3 – 30th May 2017

Contents

Settlement	Site Reference	Site Address	Page Number
Melton Mowbray	MEL1 (MBC/033/13)	Land at Nottingham Road, Melton Mowbray	6
Melton Mowbray	MEL2 (MBC/032/13)	Site of King Edward VII School, Melton Mowbray	15
Melton Mowbray	MEL3 (MBC/030/13)	Hilltop Farm, Nottingham Road, Melton Mowbray	24
Melton Mowbray	MEL4 (MBC/021/17)	Top End, Cattle Market, Melton Mowbray	34
Melton Mowbray	MEL5 (MBC/037/13)	Silverdale, Scalford Road, Melton Mowbray	43
Melton Mowbray	MEL6 (MBC/132/13)	Land fronting Dieppe Way, Scalford Road, Melton Mowbray	52
Melton Mowbray	MEL7 (MBC/0133/14)	Land at Thorpe Road, Melton Mowbray	61
Melton Mowbray	MEL8 (MBC/0135/13)	Beeby's Yard, Burton Street, Melton Mowbray	71
Melton Mowbray	MEL9 (MBC/0136/13)	Wycliffe House, Snow Hill, Melton Mowbray	80
Melton Mowbray	MEL10 (MBC/031/13)	Land adjacent to St Bartholomew's Way and Horseguards Way, Melton Mowbray	90
Melton Mowbray	MEL11 Reserve (MBC/153/15)	Land at Snow Hill, Melton Mowbray	100
Melton Mowbray	MBC/022/17	Burton Street, Melton Mowbray	110
Melton Mowbray	MBC/023/17	Pavilion Site, Willow Drive, Melton Mowbray	122
Melton Mowbray	MBC/006/16	Land north of Kirby Lane, Melton Mowbray	132
Melton Mowbray	MBC/0138/13	Land at the rear of 74 and 88 Dalby Road (Swale Close) Melton Mowbray	141
Melton Mowbray	MBC/139/13	Melton Building Supplies, Thorpe Road, Melton Mowbray	151
Melton Mowbray	MBC/049/13	Spreckley's Farm, Burton Road, Melton Mowbray	160

Please note: Any sites that were assessed and attributed a red RAG rating meaning that they were considered not suitable for development in the initial assessments published in September 2016 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.

Melton Mowbray – Update to Site Assessments and Ranking

Updated Rank May 2017	Initial Rank September 2016	Address	Initial Reference	Updated Allocation Reference May 2017	Initial Allocation Reference September 2016	Updated Capacity May 2017	Initial Capacity September 2016	Score from Assessment Update	Summary of Assessment Update
1	1	Land at Nottingham Road, Melton Mowbray	MBC/033/13	MEL1	MEL1	85	85	33	Planning permission granted for 85 dwellings.
2	2	Site of King Edward VII School, Melton Mowbray	MBC/032/13	MEL2	MEL2	120	120	34	Planning permission granted for 120 dwellings.
3	4	Hilltop Farm, Nottingham Road, Melton Mowbray (part)	MBC/030/13	MEL3	MEL4	45	30	23	Planning permission for 30 dwellings on part of the site and also planning permission for a further 15 dwellings on another part of the site.
4	Not assessed – new site submitted through SHLAA 2017	Top End Cattle Market	MBC/021/17	MEL4	Not allocated	26	Not assessed	39	Within built up area of town in close proximity to services and facilities and scores well in the site assessment scoring. Site is recommended for allocation.
5	7	Silverdale, Scalford Road, Melton Mowbray	MBC/037/13	MEL5	MEL7	16	16	38	The site presents an opportunity for infill development within the built up residential area to the north of the town centre. The site performs well against sustainable development principles and gives ease of access to the services and employment available in the town centre via walking, cycling and public transport. Site has received planning permission in the past (08/00249/OUT).

6	8	Land fronting Dieppe Way, Scalford Road, Melton Mowbray	MBC/132/13	MEL6	MEL8	37	37	36	The site presents an opportunity for infill development within the built up residential area. Potential to secure a suitable access from either Tennyson Way or Dieppe Way subject to traffic calming measures. The site performs well against sustainable development principles and gives ease of access to the services and employment available in the town centre via walking, cycling and public transport. Land ownership issues have caused the site to stall and claims of viability were put forward in 2012 but have not been subject to assessment.
7	3	Land at Thorpe Road, Melton Mowbray	MBC/0133/14	MEL7	MEL3	16	16	35	The site is adjacent to the main town of Melton Mowbray. There are good connections to services and facilities and employment and good transport choice to Melton Mowbray town centre including walking and cycling. The site is well contained within the built form. Retention of buildings is important and may constrain capacity.
8	10	Beeby's Yard, Burton Street, Melton Mowbray	MBC/0135/13	MEL8	MEL10	11	11	35	The site is within the main town of Melton Mowbray. There are good connections to services and facilities and employment and good transport choice to Melton Mowbray town centre including walking and cycling. The site is well contained within the built form. The site could be suitable as a potential site allocation subject to concerns over noise and disturbance over the adjacent employment uses being overcome.
9	11	Wycliffe House, Snow Hill, Melton Mowbray	MBC/0136/13	MEL9	MEL11	20	20	32	The site is adjacent to the main town of Melton Mowbray. There are good connections to services and facilities and employment and good transport choice to

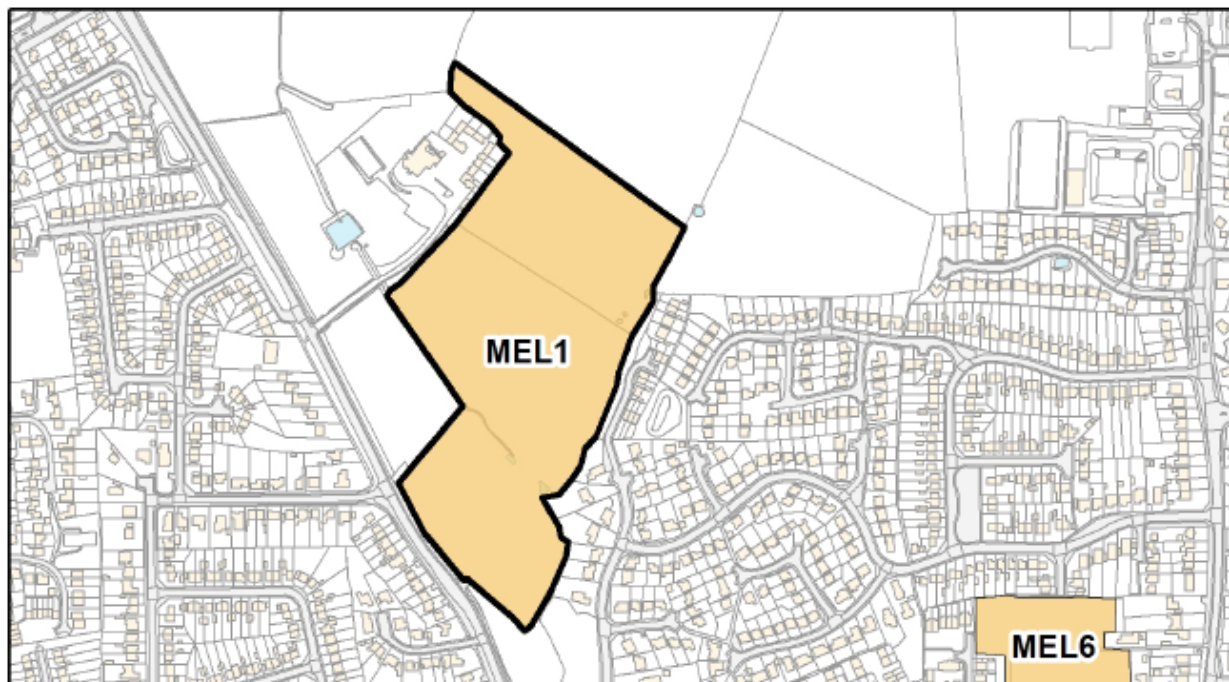
									Melton Mowbray town centre including walking and cycling. The site is well contained within the built form. The principle of residential development has been previously tested through planning applications which were refused. Any development would require very sensitive design to overcome concerns about impact on the character of the area.
10	5	Land adjacent to St Bartholomew's Way and Horseguards Way, Melton Mowbray	MBC/031/13	MEL10	MEL5	70	62	30	Site is well connected to the town and relates well to the existing built form and surrounds the primary school. It would have limited impact upon the Area of Separation (Asfordby Hill/ Melton) as it provides a logical infilling between Horseguards Way estate and Canterbury Drive development to the east.
11	13	Land at Snow Hill, Melton Mowbray	MBC/0153/15	MEL11 Reserve	MEL13	240	240	32	The site is well contained within the built form with good connections to services, facilities and employment and good transport choice. The site is currently occupied by a large scale operational employment site and therefore is identified as a reserve site as it would not be available for at least the first five years.
N/A	Not assessed – new site submitted through SHLAA 2017	Burton Street	MBC/022/17	Not allocated	Not allocated	16	Not assessed	28	Significant issues relating to the site include flooding with the site being located in flood zone 3 and impact on heritage assets. The site is also currently in use as a car park and is therefore not available. It is not identified as possible allocation.
N/A	Not assessed – new site submitted	Pavilion Site, Willow Drive	MBC/023/17	Not allocated	Not allocated	21	Not assessed	28	The site is well located, adjacent to the built up area however it currently has a pavilion and car parking for use with the open space located on it. The loss of these facilities

	through SHLAA 2017								without any proposals for replacement and how the development of this site would impact on the open space area and biodiversity it is not considered suitable or available for development at this time. It is not identified as an allocation.
N/A	6	Land north of Kirby Lane, Melton Mowbray	MBC/006/16	Not allocated	MEL6	8	8	N/A	The site is adjacent the main town of Melton Mowbray. No implications are envisaged on the Area of Separation. There are good connections to services and facilities and employment and good transport choice to Melton Mowbray town centre including walking, cycling and public transport. The site will be well contained within the built form once the Sustainable Neighbourhood has been completed. Planning permission has been granted for 8 units. As this is below the threshold for allocating sites it has been moved down the rankings and it is no longer identified under policy C1(a) for allocation.
N/A	12	Land at the rear of 74 and 88 Dalby Road (Swale Close) Melton Mowbray	MBC/0138/13	Not allocated	MEL12	7	7	N/A	The site is adjacent to the main town of Melton Mowbray. There are good connections to services and facilities and employment and good transport choice to Melton Mowbray town centre and walking and cycling. The site is well contained within the built form. Planning permission has been granted for 7 units. As this is below the threshold for allocating sites it has been moved down the rankings and it is no longer identified under policy C1(a) for allocation.
N/A	9	Melton Building	MBC/139/13	Not	MEL9	23	23	N/A	The site is within the main town of Melton

		Supplies, Thorpe Road, Melton Mowbray		allocated					<p>Mowbray. There are good connections to services and facilities and employment and good transport choice to Melton Mowbray town centre including walking and cycling. The site is well contained within the built form. The principle of residential development has been considered through planning application 06/00377/OUT. Conditional planning permission was granted subject to completion of a legal agreement. Since the initial assessment it has been confirmed by the landowner's agent that the site is no longer available within the plan period. It is therefore suggested that this site is removed from the allocations.</p>
N/A	14	Spreckley's Farm, Burton Road, Melton Mowbray	MBC/049/13	Not allocated	Not allocated	1259	1259	19	<p>The site is well connected to the main town of Melton Mowbray. The site would allow good connections to services and facilities and employment and offers a good transport choice including walking and cycling. The site has the potential to provide a section of the Melton Relief Road. Any scheme would need to be of high quality and respect the landscape context and offer a high quality urban edge. The site area should be limited to that within the line of the notional relief road should be included to provide a defensible boundary and to maintain the Area of separation between Burton Lazars and Melton Mowbray. The site was identified as being potentially suitable for development however it is not ranked high enough to be identified as an allocation due to the overall scale of the site. The site is less able to make a significant contribution to housing, affordable housing and</p>

									employment requirements when compared to other SUE alternatives close to Melton Mowbray. A large proportion of the site could have a detrimental impact on the strategic gap between Melton Mowbray and Burton Lazars. The site is therefore not considered suitable for allocation.
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Site Assessment - Melton Mowbray					
Site Reference	MEL1 (MBC/033/13)				
Site Address	Land at Nottingham Road				
Settlement	Melton Mowbray				
Settlement Category	Melton Mowbray				
Gross Site Area	6.36ha				
Net Site Area & Reason	1.6ha Northern section (gross area is 1.9ha - 82.5% of 1.9ha) Flood risk zone 3b doesn't impact on site area – runs along eastern boundary. Southern section 4.46ha (gross)(planning permission granted for 85 dwellings)				
Capacity & Calculation Formula	85 (Planning permission granted for 85 dwellings to south. Remainder of site 1.6ha net area @ 40dph = 64 – however unsure of level of impact so no additional capacity added at this stage, whilst it is accepted there maybe some)				
Planning History	14/00078/OUT and 16/00259/REM approved for 85 dwellings.				
Landowner/ Agent providing update	Helen Prangley – Davidsons/ Michelle Galloway - Pegasus Group	Last update received	5 th January 2017	Assessment last updated	23 rd January 2017
Overall Summary					
The site is well connected to the main town of Melton Mowbray. The landscape is susceptible to change and scale and massing needs to respond to the topography. Technical site constraints have been addressed through the planning process with the grant of the outline consent for 85 dwellings. The site area to the east falls outside of the planning permission and would be sensitive to development and contributes to the setting of the listed building. site would allow good connections to services and facilities and employment and offers a good transport choice including walking and cycling. Bus stops are outside of the site boundary with a good level of service provided.					
Issues/ constraints to be mitigated					
Outline planning permission and reserved matters granted on southern section of site. Issues relating to northern section of the site include: <ul style="list-style-type: none"> Impact on heritage assets 					
Headline Information					
Availability	Suitability	Deliverability		Viability	
Land available now	Planning permission granted on southern part of site for 85 dwellings	Delivery commencing by March 2018 at a rate of 3 dwellings per month		No known issues	



Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	Yes
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	Yes – between Landowner and Davidsons, the sole developer

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative).
Meeting identified need;	Delivery of Market and affordable houses.	++
Relationship / connectivity with host settlement;	Well connected to built form. Adjacent to the sub-regional centre of Melton Mowbray.	++
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Edge of town location within 1.3km. Services and facilities are accessible on foot, bicycle and public transport. The 9 & 19; and 15 and 16 bus services run frequently to Melton Mowbray town centre and Melton train station.	++
Proximity to employment;	Within walking and cycling distance of employment opportunities including: 680m PERA Business Park 1.3km Jeld-Wen Factory 1.4km Leicester Road Estate 1.6km Asfordby Business Park 1.6km Stanton PLC 1.7km Tuxford & Tebbutt 1.8km Holwell Works 1.9km Masterfoods Factory	++
Availability of public transport;	No 9 and 19 Peterborough<> Nottingham passes hourly on Nottingham Road Monday-Saturday bus stop is 100 metres from site. Centre Bus local service number 15 and 16 operates every 30 mins up to 17:46hrs Monday-Saturday. Bus stop located on Nottingham Road (before Palmerston	++

¹ MfS indicates 800 metres can be walkable.

	Road) outside of site.																																				
Brownfield land.	No	--																																			
Loss of employment or other beneficial use	No	0																																			
Access / including public footpath access;	<p>Site has a roadside frontage with direct access to adopted footpaths leading into the town centre 1.3 kms to the south.</p> <p>No Public Right of Ways in vicinity.</p> <p>Highway Authority Response December 2016: Planning permission has been granted for 85 dwellings 14/00078/OUT & 16/00259/REM. No objections raised.</p>	++																																			
Major infrastructure requirements (transport schemes etc)	Expected to mitigate against highway transport impacts within the town.	0																																			
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"> <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	++
School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021																																	
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Swallowdale	372	362	497	-125																																	

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

The nearest primary school is St Mary's C of E Primary School which is 500m to the northwest of the site. The agreed capacity is 209 and there are currently 182 enrolled (Jan 2017). It is forecasted that in January 2021 there will be a capacity of 14 spaces.

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

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
MEL1	85	14
MEL2	120	20
MEL3	45	8
MEL4	26	4
MEL5	16	3
MEL6	37	6
MEL7	16	3
MEL8	11	2
MEL9	20	3
MEL10	62	10
Total	438	73

The nearest secondary education provision is 520m to the north east of the site at John Ferneley College. 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.

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:

Melton Mowbray 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

	<p>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);	Sysonby Lodge Grade II Listed Building sits to the north of the site with shared boundary. Ridge and Furrow field with high potential for buried archaeological interest as advised through planning process for 14/00078/OUT. Impacts considered to be acceptable through the planning process.	++
Flooding/Drainage	<p>Floodzone 1. Salford Brook runs across the site (northwest to southeast) identified as 3b.</p> <p>No issues raised during the planning process.</p>	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	<p>No national designation. Semi-improved ridge and furrow grassland. Bats and Badgers recorded in the vicinity.</p> <p>Potential for biodiversity enhancements incorporating green corridors along the watercourse running across the site.</p>	++
TPO / Ancient woodland;	None identified	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	No constraints identified.	++
Landscape designation (<i>influence report – designation</i>).	<p>Medium to high sensitivity (LCZ1).</p> <p>The site falls within the landscape character assessment LCZ 1: Melton Mowbray North. The landscape sensitivity for large residential development is medium to high due to the varied topography. Development here needs to be carefully considered so as not to erode the settlement's relationship to the surrounding</p>	-

	landscape. There is opportunity to create a better integrated settlement edge and positive approach to Melton Mowbray from the north, along the A606 and Melton Spinney Road.	
Visual Impact	Subject to scale, massing and layout the site can be developed so as not to have a detrimental impact upon the location.	++
Agricultural Land classification	3b	++
Noise or other pollutants	None identified.	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	Adjacent site and along part of boundary
Sewers	Public surface water gravity sewer runs along boundary of site in several areas
Oil pipelines	None
Power lines	Line (HV) crosses the site

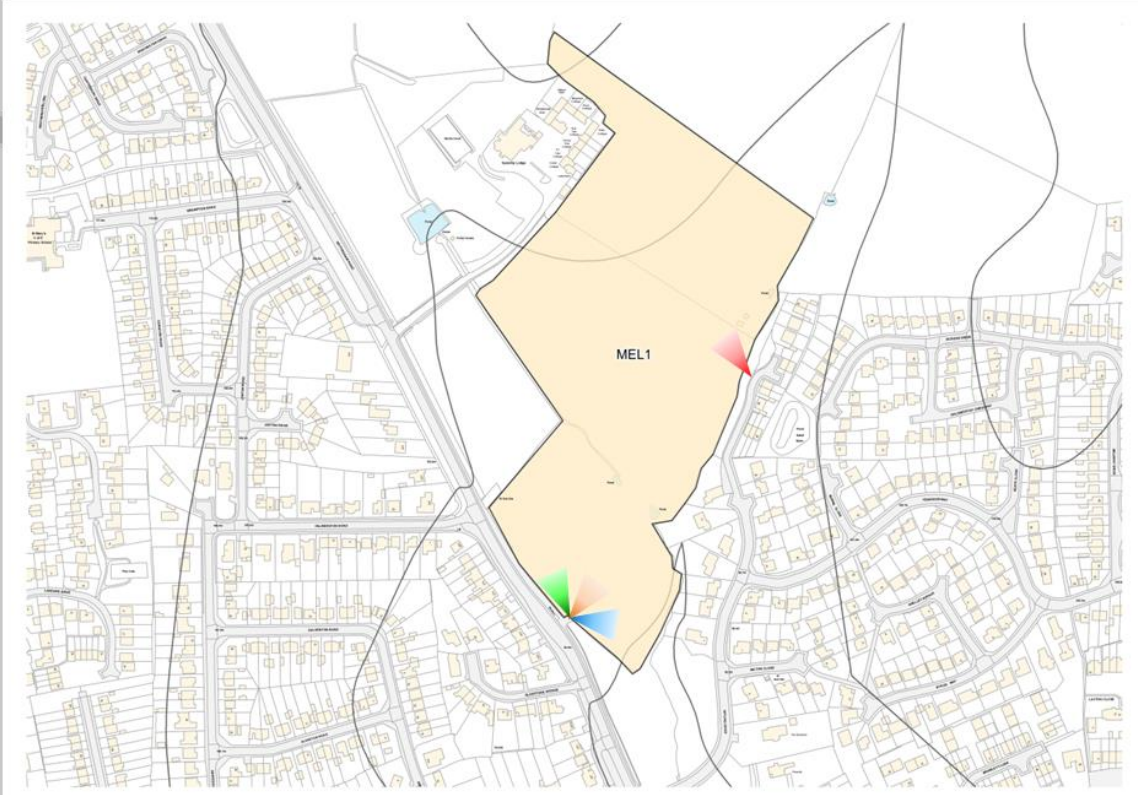
Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 9: social inclusion, 10: poverty and deprivation and 15: energy efficiency. No potential significant negative effects were identified.

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

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 on southern part of site. Heritage assets need to be assessed and considered on the northern part of the site prior to submitting a planning application.					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	Fixed constraint of Listed Building and its setting.					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	Site layout and design on the northern part of the site will need to carefully consider the heritage constraints.					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes – Agreement between landowner and Davidsons, the sole 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)	Yes (for southern part of site for 85 dwellings)	Outline		No permission	Yes (for remaining northern section of site)
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 for the remaining northern section of the site is identified as being submitted by January 2019 for consideration.					
How long has been allowed for site preparation works?	9 months					
When is it expected that the first dwelling on site will be completed?	January – March 2018					
What is the planned phasing of delivery?	3 completions per month					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	Affordable housing delivered in accordance with the s106 agreement.					

MEL1

Land at Nottingham Road
Melton Mowbray



Picture A:



Picture B:

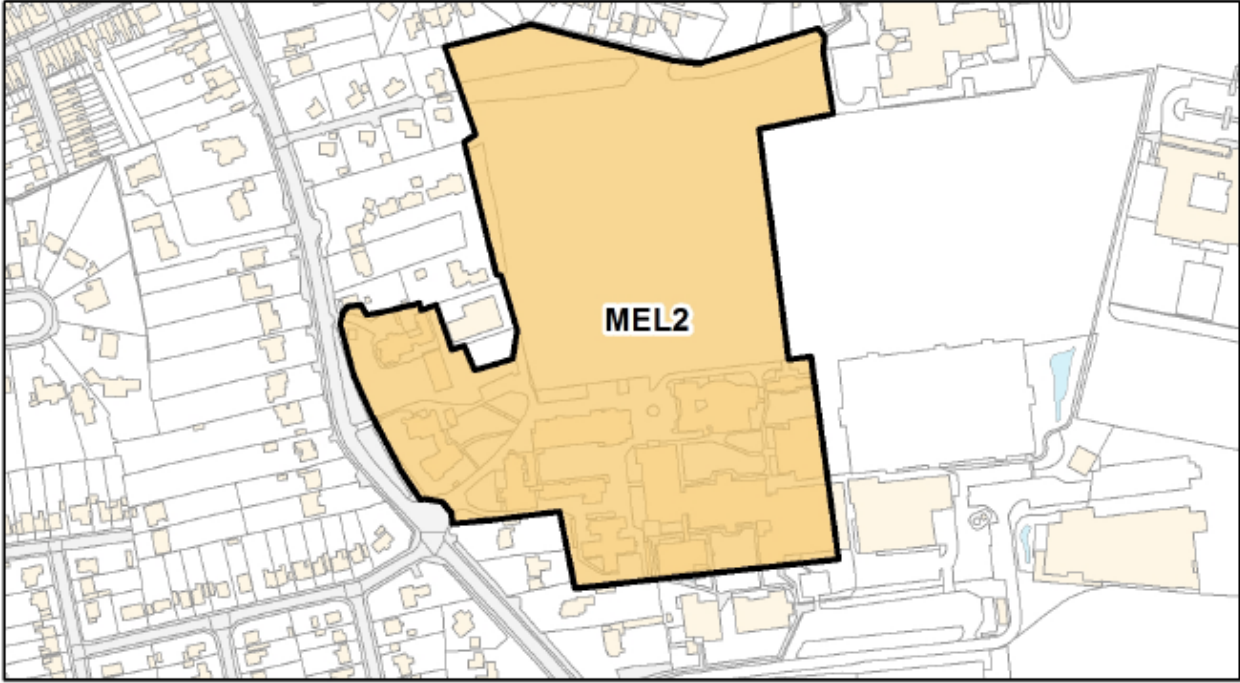


Picture C:



Picture D:



Site Assessments – Melton Mowbray					
Site Reference	MEL2 (MBC/032/13)				
Site Address	Site of King Edward VII School				
Settlement	Melton Mowbray				
Settlement Category	Town				
Gross Site Area	5.59ha				
Net Site Area & Reason	3.45ha (62.5%)				
Capacity & Calculation Formula	120 (3.45ha @35/ha)				
Planning History	13/00877/OUT granted 27/10/2016 for 120 dwellings				
Land Owner/ Agent providing update	Rob Thorley - Jelson	Last update received	8 th February 2017	Assessment last updated	8 th February 2017
Overall Summary					
<p>The site is well connected to the main town of Melton Mowbray. The site would allow good connections to services and facilities and employment and offers a good transport choice including walking and cycling. The site would provide beneficial use of brownfield land without detriment to important environmental matters. The site has planning permission for 120 dwellings.</p>					
Issues/ constraints to be mitigated					
<p>Planning permission granted.</p>					
Headline Information					
Availability	Suitability	Deliverability		Viability	
Land available now	Planning permission granted for 120 dwellings	The agent has confirmed that reserved matters application and an application to convert the retained buildings is to be submitted in 3 months. 3 months allowed for site preparation with the first dwelling being delivered February 2019 at 3-4 dwellings per month.		Not for the new build element but need further work on the conversion of the retained buildings.	

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

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Potential to accommodate some 100+ Market and affordable houses.	++
Relationship / connectivity with host settlement;	Well connected to built-form. Adjacent to the sub-regional centre of Melton Mowbray.	++
Access to services and facilities (by foot (ideally 800m ²) / bicycle (2km) or public transport.	c.800m to Melton Mowbray town centre. Services and facilities are easily accessible on foot, bicycle and public transport.	++
Proximity to employment;	Within walking and cycling distance of employment opportunities including: 700m Masterfoods Factory 900m Tuxford & Tebbutt 1km Asfordby Haulage and Storage 1.1km Hudson Road Estate 1.2km Leicester Road Estate 1.2km Jeld-Wen 1.7km PERA Business Park	++
Availability of public transport;	Site access is off Burton Road. Bus services run frequently to Melton Mowbray town centre. 19 service (Hourly) and 113 service (2 hourly). Melton train station is some 700 metres from the site.	++
Brownfield land.	Part brownfield site occupied by educational uses.	+
Loss of employment or other beneficial use	Land currently in use as a school. Redevelopment of the site would only be acceptable if alternative facilities are provided.	-
Access / including public footpath	Access onto straight public highway with no known constraints.	++

² MfS indicates 800 metres can be walkable.

access;	Footpaths from the site link straight into the wider network. Highway Authority Response December 2016: Site has planning permission with S106 13/00877/OUT. No objections raised.																																				
Major infrastructure requirements (transport schemes etc)	No major infrastructure requirements have been identified.	++																																			
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.</p> <p>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="618 855 1314 1225"> <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	++
School	Agreed Capacity Jan 2021	Enrolled Jan 2017	Forecast enrolled Jan 2021	Capacity Jan 2021																																	
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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

The nearest primary school is Sherard County Primary School which is adjacent the site to the northeast. The agreed capacity is 420 and there are currently 318 enrolled (Jan 2017). It is forecasted that in January 2021 there will be a capacity of 44 spaces.

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 1.5km to the north west 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)
MEL1	85	14
MEL2	120	20
MEL3	45	11
MEL4	26	4
MEL5	16	3
MEL6	37	6
MEL7	16	3
MEL8	11	2
MEL9	20	3
MEL10	62	10
Total	438	73

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:

Melton Mowbray 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

	<p>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);	No listed buildings, conservation areas or Scheduled Monuments in close proximity to the site. The nearest listed building is Craven Lodge, 400m to the north. The site is outside of the conservation area with a distance of 725m to the boundary.	++
Flooding/Drainage	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site identified as a Bio-diversity study. Potential for protected species on site.	+
TPO / Ancient woodland;	Part of the site affected by a block Tree Preservation Order. Design solutions to incorporate trees are possible.	-
Historic Park;	None	++
Technical constraints (contamination / land stability);	No constraints identified.	++
Landscape designation (<i>influence report – designation</i>).	<p>LCZ 4: Melton Mowbray Southeast</p> <p>Site is outside of the sensitive landscape area. The adjacent landscape sensitivity to the east is medium to high 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. The openness also contributes to the separation between Melton Mowbray and Burton Lazars, and is also sensitive for this reason. These characteristics should be conserved.</p>	+

Visual Impact	The site would be visible from Burton Road. There are several street trees that will help to provide a high quality landscape setting for the frontage. Mature trees within the site are able to be retained as important features within the development. Any development would need to have a high quality active edge fronting the street to reflect the quality of adjacent development. There are some slight changes in levels, but not significant.	+
Agricultural Land classification	Brownfield /former school playing fields N/A.	++
Noise or other pollutants	None identified.	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	LP mains connect to existing buildings
Water Mains	Along boundary
Sewers	One surface water drain clips a corner of site
Oil pipelines	None
Power lines	None

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 1: housing, 2: education, 3: transport, 4: employment, 9: social inclusion, 10: poverty and deprivation and 15: energy efficiency. No potential significant negative effects were identified

Viability	
Are there any known factors that impact on the viability of bringing the site forward?	None relating to new build element but conversion of existing retained buildings needs further investigation.

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?	Buildings that are to be demolished cannot be until a new bat survey is carried out.					
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	Yes	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Within 3 months					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	3 months					
When is it expected that the first dwelling on site will be completed?	February 2019					
What is the planned phasing of delivery?	3-4 dwellings per month					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	None identified					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

MEL2

Site of King Edward VII school
Melton Mowbray



Picture A:



Picture B:

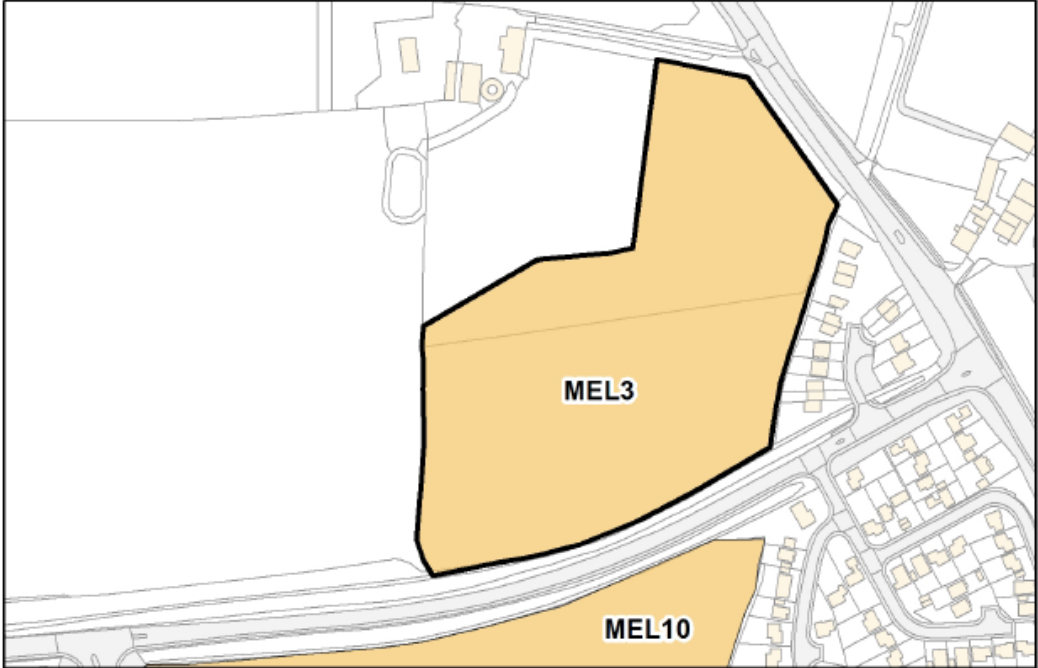


Picture C:



Picture D:



Site Assessments – Melton Mowbray					
Site Reference	MEL3 (Initially MEL4) (MBC/030/13)				
Site Address	Hilltop Farm, Nottingham Road (part)				
Settlement	Melton Mowbray				
Settlement Category	Town				
Gross Site Area	2.05ha				
Net Site Area & Reason	2.05ha (planning permission granted for 15 and a further 30)				
Capacity & Calculation Formula	45 (planning permission granted for 30 – site adjacent also has planning permission for 15 (16/00281/OUT). Current application for				
Planning History	15/00593/OUT granted for 30 dwellings. 16/00281/OUT granted for 15. Current application pending consideration for an additional 30 - 17/00281/OUT				
Land Owner/ Agent providing update	Maurice Fairhurst	Last update received	27 th January 2017	Assessment last updated	31 st January 2017

Overall Summary
Site is well connected to the town and parts of the site have potential to relate well to the existing built setting to the southeast. The original SHLAA submission site area has been reduced to take account of the presence of the Scheduled Monument, oil and gas pipelines. The site has outline consent for 45 from two separate planning permissions and a further planning application pending consideration for an additional 30.
Issues/ constraints to be mitigated
<ul style="list-style-type: none"> • Sensitive design of layout and landscaping to preserve the setting of the Scheduled Monument on the site. • Developer contributions

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Planning permission granted for 15 to north and 30 to south. Discussions with Development Management Officer regarding the last phase for a further 30 dwellings.	Specific delivery timescales are not identified however agent confirms delivery within 5 years.	No known issues – Agent noted that developer contributions have to be factored in to viability tests but has confirmed that this does not mean the site is unviable.

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	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;	Well related with the existing residential built form.	++
Access to services and facilities (by foot (ideally 800m ³) / bicycle (2km) or public transport.	Edge of town location (2 km). Services and facilities are accessible on foot, bicycle and public transport	+
Proximity to employment;	Within walking and cycling distance of employment opportunities including: 1.1km Asfordby Business Park 1.2km Stanton PLC 1.4km PERA Business Park 1.6km Holwell Industrial Area 2km Jeld-Wen Factory	+

³ MfS indicates 800 metres can be walkable.

Availability of public transport;	<p>No 9 and 19 Peterborough to Nottingham passes hourly on Nottingham Road Monday-Saturday bus stop is 700 metres from site.</p> <p>Centre Bus local service number 15 and 16 operates every 30 mins up to 17:46hrs Monday-Saturday. Bus stop located on Nottingham Road (before Palmerston Road) approx. 1 km from site.</p>	++
Brownfield land.	No	--
Loss of employment or other beneficial use	No	0
Access / including public footpath access;	<p>Adopted highway with footways giving access to town centre.</p> <p>No Public Right of Way's in the vicinity.</p> <p>Highway Authority comments on 15/00593/OUT: The proposed development is likely to lead to an increase in traffic of around 30 vehicles in the peak hours. This is likely to result in a small increase in traffic using junctions in the town centre that currently experience capacity issues, such as Nottingham Road/Asfordby Road/Wilton Road/Norman Way and Scalford Road/Norman Way. However such increase resulting from this proposal is likely to be insignificant and therefore it would not be reasonable either to seek to resist this proposal or seek contributions from this development for junction improvements. As such the Local Highway Authority are prepared to look favourably upon this proposal.</p>	++
Major infrastructure requirements (transport schemes etc)	Yes. Expected to mitigate against highway transport impacts within the town.	0
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.</p> <p>The Local Education Authority have not raised any of the schools in Melton</p>	++

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

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

The nearest primary school is St Mary's C of E Primary School which is 200m to the south of the site. The agreed capacity is 209 and there are currently 182 enrolled (Jan 2017). It is forecasted that in January 2021 there will be a capacity of 14 spaces.

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

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
MEL1	85	14
MEL2	120	20
MEL3	45	8
MEL4	26	4
MEL5	16	3
MEL6	37	6
MEL7	16	3
MEL8	11	2
MEL9	20	3
MEL10	62	10
Total	438	73

The nearest secondary education provision is 930m to the east of the site at John Ferneley College. 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.

NHS Hospital Health Services:

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

	<p>maternity services. There are also a number of local hospitals outside the borough where residents of Melton can be referred to depending on their local needs and location. These include Loughborough Hospital, Leicester Royal Infirmary, Market Harborough District Hospital, and Rutland Memorial Hospital.</p> <p>NHS General Practice Health Services: Melton Mowbray 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);	<p>SM (List Entry Number: 1016317) occupies 6.77 ha of the site and sits in the middle affecting the suitability of parts of the site to be included in the SHLAA. Potential for buried Archaeological interests.</p> <p>Area to the west of the site would be separated from the existing built form of the edge of the town location and would appear visually detached. Historic England have commented that the open views from the west contribute to the setting of the Scheduled Monument and development of the whole site as submitted in the SHLAA process is unlikely to be supported.</p> <p>The site area has therefore been reduced from the original SHLAA submission</p>	-

	to a site area that will not have a detrimental impact on the scheduled monument. The site is outside of the Melton Mowbray conservation area, 1.7km north of the boundary. The nearest listed building, St Mary's Church of England Infant School, is located 180m to the south of the site with intervening built form separating the two.	
Flooding/Drainage	Flood zone 1. No known critical drainage implications. SFRA mapping indicates high permeability. Site infiltration tests will assess suitability for SuDs.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No designated sites. GCN recorded on southeast corner of the site and mitigation addressed through planning process for planning ref: 15/00593/OUT).	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	High Pressure Gas pipe runs through the west of the site – not in reduced in area of site. The Oil Pipeline buffer covers the site apart from a small section on the east boundary. The pipeline itself cuts through the southwest corner of the larger site, but does not cut through the reduced area of site. Archaeology potential.	-
Landscape designation (<i>influence report – designation</i>).	The site sits within the landscape character area, Melton Mowbray Northwest LCZ 7. Parts of the landscape are assessed as being highly sensitive to change, particular on the ridges. The site extends the town boundary further to the north towards Potters Hill and out to the west. The site topography is sloping up from south to north and therefore development would be visible in the landscape.	-
Visual Impact	The higher parts of the site if developed would have greater impact upon the countryside location. The lower part of the site subject to scale, massing and layout has potential to be acceptable.	+
Agricultural Land classification	3b	++
Noise or other pollutants	Asfordby Business Parks sits to the west of the site and has a range of B1/B2/B8	+

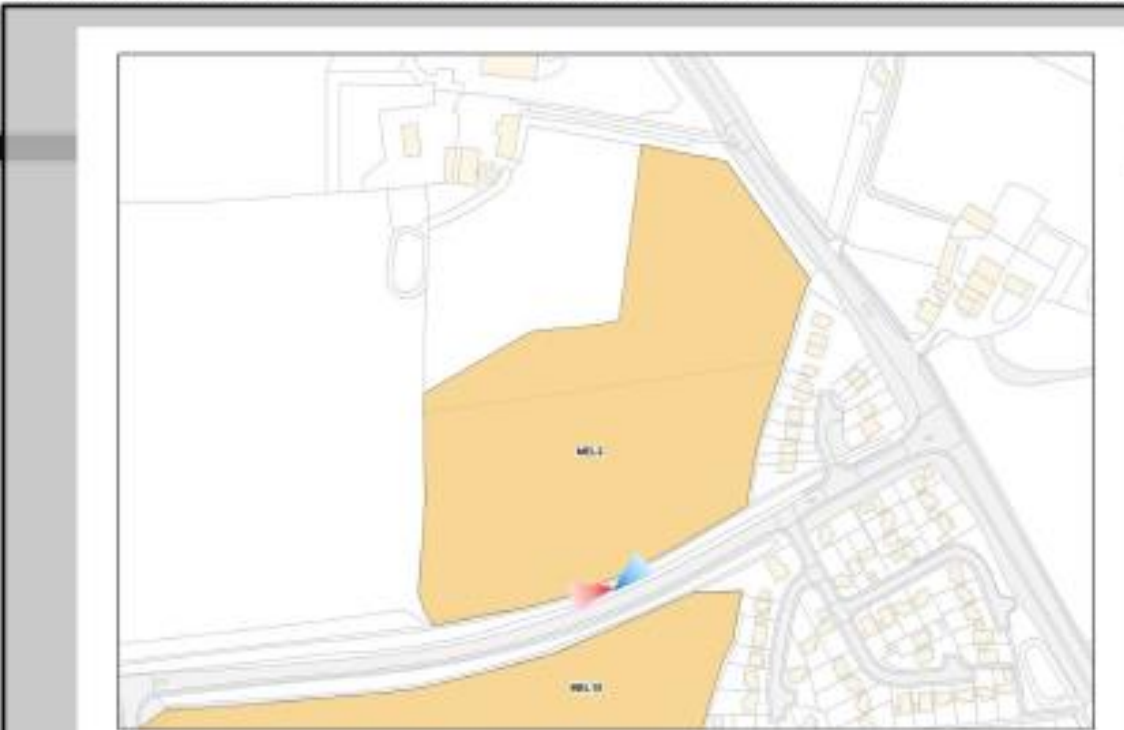
	uses. The site is bound by Bartholomew Way, access route to the park and has potential to have some traffic noise associated with the operation of the park. Mitigation in the form of landscaped buffers may be appropriate.	
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Constraints impacting on site area and capacity	
High pressure gas pipelines	None in reduced site area
Low Pressure gas pipelines	None
Water Mains	None
Sewers	None
Oil pipelines	Reduced site area is partially within 500m buffer zone for oil pipeline
Power lines	None

Sustainability Appraisal Summary
<p>Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 9: social inclusion, 10: poverty and deprivation and 15: energy efficiency. Potential significant negative effect was identified in relation to SA objective 5: landscape. The site is located in Melton Mowbray and has been identified as being within the LCZ1: Melton Mowbray North in the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study commissioned by the Council. LCZ1 has a medium to high sensitivity to residential development. The site has been classed medium to high sensitivity due to the varied topography which effectively forms the hinterland to the town, plus the tranquil rural character and the availability of expansive views from elevated points. As such a potential significant negative effect is recorded for this SA objective. This significant negative effect is uncertain given that the design of any development proposed for the site is unknown at present. The site is not within an Area of Separation.</p>

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	Affordable Housing Off site highway and drainage costs Amenity and Play areas Contributions to LCC services					
If so, what are the requirements and associated timescales?	Dealt with through development of site					
What are the key constraints that need to be dealt with in order to bring the site forward?	None					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline	16/00281/OUT granted for 15 dwellings to north. 15/00593/OUT granted for 30 dwellings to the south.	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Not identified					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	Intending to submit a further application for another 30 dwellings.					
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)?	Can be delivered quickly if third phase is dealt with quickly so can come forward prior to the larger schemes being promoted in the town.					
When is it envisaged that the affordable housing element will be delivered?	During the provision of market housing					



MEL3

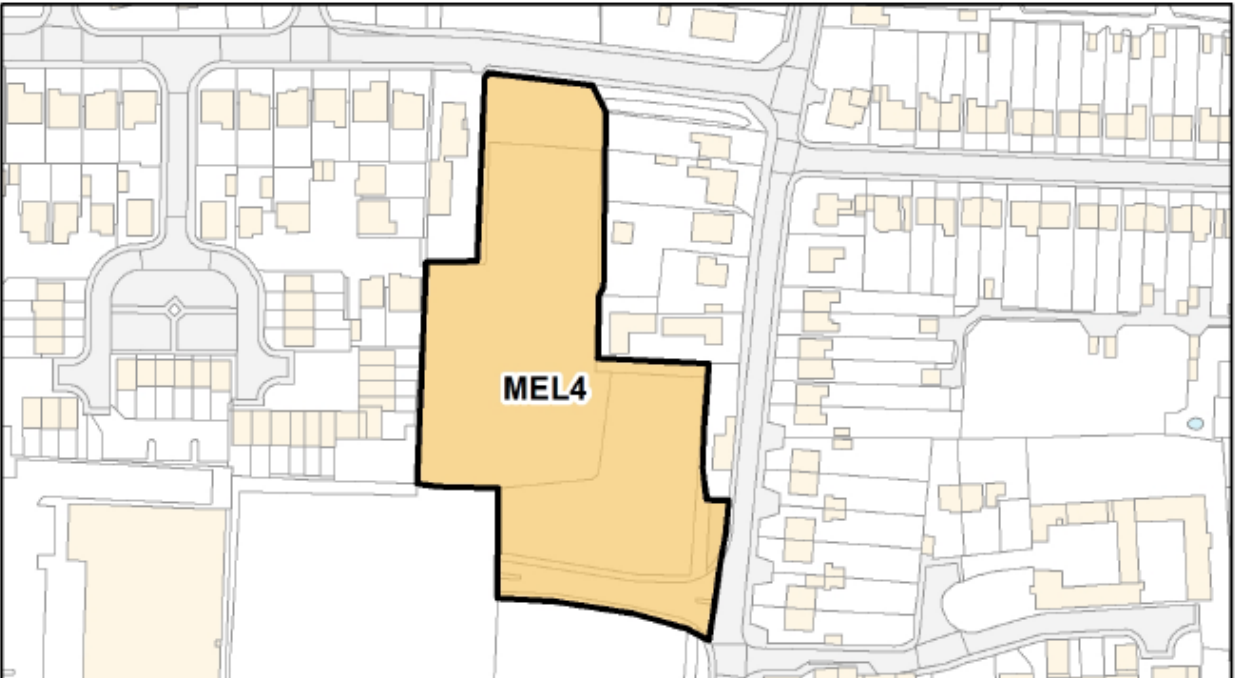
Hilltop Farm, Nottingham Road
Melton Mowbray

Picture A:



Picture B:



Site Assessments – Melton Mowbray					
Site Reference	MEL4 (MBC/021/17)				
Site Address	Top End Cattle Market				
Settlement	Melton Mowbray				
Settlement Category	Town (MM)				
Gross Site Area	0.79ha				
Net Site Area & Reason	0.65ha (82.5% 0.79ha)				
Capacity & Calculation Formula	26 (0.65ha @ 40dph)				
Planning History	None				
Land Owner/ Agent providing update	David Blanchard (MBC). Landowner	Last update received	09/03/2017	Assessment last updated	24/05/2017

Overall Summary			
Within built up area of town in close proximity to services and facilities and scores well in the site assessment scoring. Site is recommended for allocation.			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Impact on existing properties – amenity needs to be considered in any scheme put forward. 			
Headline Information			
Availability	Suitability	Deliverability	Viability
The land is available now.	The site assessment concludes that this site is suitable for development.	The site is deliverable but timescales are not identified at this stage. Pre-application discussions are just taking place.	No known issues.

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

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative).
Meeting identified need;	More than 20 houses	++
Relationship / connectivity with host settlement;	Within built up area	++
Access to services and facilities (by foot (ideally 800m ⁴) / bicycle (2km) or public transport.	Within 800m of settlement services	++
Proximity to employment;	Within 800m of employment (Snow Hill)	++
Availability of public transport;	Bus stop within 400m (<1 hourly) to Nottingham and Town Service bus	++
Brownfield land.	All brownfield land	++
Loss of employment or other beneficial use	Beneficial use no longer required (car park)	0
Access / including public footpath access;	Access off Scalford Road. No access constraints. Highway Authority comments May 2017: The site located within 1km from the local Primary School and within 800m of a bus service. Scalford Road is a class C road subject to a 30 mph speed limit. The Crescent is an unclassified road subject to a 30mph speed limit. LCC are working with MBC to deliver MMTS. As part of the Local Plan development we have assessed the cumulative impact of growth in the town and may seek to secure appropriate contribution to support the strategy. Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway	++

⁴ MfS indicates 800 metres can be walkable.

	<p>Authority. If access could be designed in accordance with the 6Cs Design Guide, then there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.</p>																																										
<p>Major infrastructure requirements (transport schemes etc)</p>	<p>None identified</p>	<p>++</p>																																									
<p>Infrastructure capacity (schools / GPs / etc);</p>	<p>Primary Education: The 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="734 890 1433 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> <table border="1" data-bbox="734 1334 1529 1406"> <thead> <tr> <th>Ref</th> <th>Site Capacity</th> <th>No. of school places generated (0.239 per dwelling)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></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	Ref	Site Capacity	No. of school places generated (0.239 per dwelling)				<p>++</p>
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THOR1	13	3
THOR2	11	3
Total	462	112

The nearest primary school is The Grove Primary School which is 600m to the south west of the site. The agreed capacity is 266 and there are currently 212 enrolled (Jan 2017). It is forecasted that in January 2021 there will be a capacity of 52 spaces.

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

Ref	Site Capacity	No. of school places generated
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		(0.167 per dwelling)
MEL1	85	14
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Total	438	73

The nearest secondary education provision is 1km to the north of the site at John Ferneley College. 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.

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:

Melton Mowbray 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

	<p>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>	
<p>Heritage Assets (SMs, listed buildings, CAs, archaeology);</p>	<p>The site is 360m outside of the conservation area boundary for Melton Mowbray and 400m from the nearest listed building, 32-34 Park Road.</p> <p>The site located off the Nottingham Road on the approach into Melton Mowbray from the North is not considered to impact on any of the surrounding heritage assets or the Melton town centre conservation area. The road itself is recognised on the HER as the historic Nottingham-Kettering turnpike road, however development on this site will not alter this legibility whatsoever. The surrounding area are heavily developed C20 and C21 sites which in no way reflect the character of the historic core of Melton Mowbray. It is only suggested that new housing in this area is well considered design as at present the approach into Melton from Nottingham is the result of piecemeal development, incongruous to its surroundings and detracts from the experience of approaching the town from the North.</p>	<p>++</p>
<p>Flooding/Drainage</p>	<p>None in floodzone 3.</p>	<p>++</p>

	EA comments May 2017: No environmental constraints applicable, site acceptable for development.	
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No bio-diversity issues on-site or off-site implications	++
TPO / Ancient woodland;	No TPOs/Ancient Woodland affected	++
Historic Park;	No part of the site adversely affects an HP	++
Technical constraints (contamination / land stability);	It may have contamination issues that require mitigation. Minor works	+
Landscape designation (<i>influence report – designation</i>).	<i>Non. Built up area</i>	++
Visual Impact	Well contained	++
Agricultural Land classification	None. No BMV on site	++
Noise or other pollutants	No noise/pollution data available	0

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

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 4: employment, 8: efficient use of land, 9: access to services, 10: social and economic inclusion and 15: air quality. Potential significant negative effect was identified in relation to SA objective 6: biodiversity and geodiversity, however this was due to a lack of information at this point.

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	No					
If so, what are the requirements and associated timescales?	N/A					
What are the key constraints that need to be dealt with in order to bring the site forward?	No key constraints					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)		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?	Pre-application discussions are under way.					
How long has been allowed for site preparation works?	Not identified at this stage.					
When is it expected that the first dwelling on site will be completed?	Not identified at this stage.					
What is the planned phasing of delivery?	Not identified at this stage.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	None.					
When is it envisaged that the affordable housing element will be delivered?	Not identified at this stage.					

MEL4

Top End, Cattle Market
Melton Mowbray

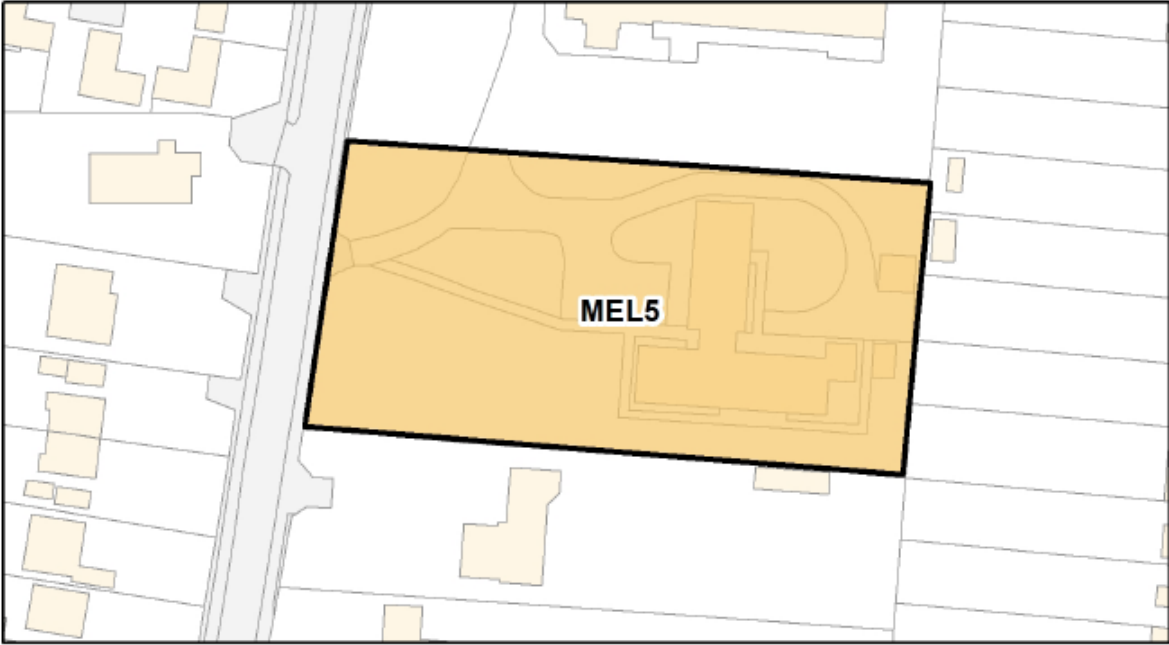


Picture A:



Picture B:



Site Assessments – Melton Mowbray					
Site Reference	MEL5 (Initially MEL7) (MBC/037/13)				
Site Address	Silverdale, Scaford Road				
Settlement	Melton Mowbray				
Settlement Category	Town				
Gross Site Area	0.4ha				
Net Site Area & Reason	0.4ha				
Capacity & Calculation Formula	16 (0.4ha @ 40/ha)				
Planning History	08/00249/OUT permission granted for 12 dwellings however planning permission has lapsed.				
Land Owner/ Agent providing update	Louise Greaves – LCC	Last update received	7 th February 2017	Assessment last updated	7 th February 2017
Overall Summary					
<p>The site presents an opportunity for infill development within the built up residential area to the north of the town centre. The site performs well against sustainable development principles and gives ease of access to the services and employment available in the town centre via walking, cycling and public transport. Suitable for residential development, no Highway issues identified through the assessment of the earlier planning application.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Provision of affordable housing • Sustainable transport solutions and contributions to smarter choices • Developer contributions 					
Headline Information					
Availability	Suitability	Deliverability		Viability	
Land available now	Planning permission was granted for 12 dwellings but has now lapsed. Site assessment concluded that the site is suitable for development	Agent states the site could possibly be delivered within five years however no information or timescales have been provided so put beyond five years in terms of delivery		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;	Market and affordable houses.	+
Relationship / connectivity with host settlement;	Well connected to built form with an established residential area.	++
Access to services and facilities (by foot (ideally 800m ⁵) / bicycle (2km) or public transport.	Services and facilities are easily accessible on foot, bicycle and public transport some 800 metres from the primary bus interchange. 1.2 kms to train station	++
Proximity to employment;	Within walking and cycling distance of employment opportunities including: 330m PERA Business Park 520m Snow Hill Industrial Estate 580m Jeld-Wen Factory 980m Thorpe Road Area 1.1km Leicester Road Estate 1.2km Asfordby Storage & Haulage 1.2km Masterfoods Factory	++
Availability of public transport;	The Centre Bus local service no. 15 and 16 (opposite directions) bus services run frequently every 30 mins up to 17.46hrs Monday-Saturday to Melton Mowbray town centre and Melton train station. Bus stops are located on Scalford Road for both directions within 200 metres of	++

⁵ MfS indicates 800 metres can be walkable.

	the site.	
Brownfield land.	Yes	++
Loss of employment or other beneficial use	<p>Site is occupied by a vacant nursing home building.</p> <p>A planning application was approved in 2009 for residential development of 12 units. The building/site has been unused since this time and remains so.</p>	0
Access / including public footpath access;	<p>Site has direct access from Scalford Road, main arterial route into the town centre.</p> <p>Highway Authority Response December 2016: The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed:</p> <p>Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p>	++
Major infrastructure requirements (transport schemes etc)	Expected to mitigate against highway transport impacts within the town.	0
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>	++

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

Ref	Site Capacity	No. of school places generated (0.239 per dwelling)
MEL1	85	20
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MEL9	20	5
MEL10	62	15
THOR1	13	3
THOR2	11	3
Total	462	112

The nearest primary school is The Grove Primary School which is 900m to the south of the site. The agreed capacity is 266 and there are currently 212 enrolled (Jan 2017). It is forecasted that in January 2021 there will be a capacity of 52 spaces.

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
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MEL9	20	3
MEL10	62	10
Total	438	173

The nearest secondary education provision is 1km to the north of the site at John Ferneley College. 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.

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:

Melton Mowbray 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);	None within or adjacent to site. The site is outside the Melton Mowbray conservation area located 620m to the north of the boundary. The nearest listed building, Former Stabling, is located 670m to the south of the site with significant intervening built form separating the two.	++
Flooding/Drainage	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designation. Brownfield site occupied by a vacant building. Protected species report required prior to demolition.	++
TPO / Ancient woodland;	Site frontage trees covered under a group tree preservation order (05/00206/TPOCM)	+
Historic Park;	None	++
Technical constraints (contamination / land stability);	No constraints identified.	++
Landscape designation (<i>influence report – designation</i>).	N/A	++
Visual Impact	Site is well contained. Subject to scale, massing and layout the site could be developed so as not to have a detrimental impact upon the character of the area. Needs to respond to the roadside location.	++
Agricultural Land classification	N/A	++
Noise or other pollutants	None identified	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	Mains (LP) connect to existing building
Water Mains	Adjacent
Sewers	Adjacent
Oil pipelines	None
Power lines	Line (LV) connecting to existing building
Sustainability Appraisal Summary	
Potential significant positive effects were identified for this site in relation to SA objectives 3: transport, 4: employment, 8: efficient use of land and resources, 9: social inclusion, 10: poverty and deprivation and 15: energy efficiency. No potential significant negative effects were identified.	
Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues raised.

Deliverability						
Is there any infrastructure required that would impact on delivery?	To be determined					
If so, what are the requirements and associated timescales?	To be determined					
What are the key constraints that need to be dealt with in order to bring the site forward?	Trees protected by Tree Preservation Orders					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	Yes					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Possibly	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?	To be determined					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	To be determined					
How long has been allowed for site preparation works?	To be determined					
When is it expected that the first dwelling on site will be completed?	To be determined					
What is the planned phasing of delivery?	To be determined					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	To be determined					
When is it envisaged that the affordable housing element will be delivered?	To be determined					

MEL5

Silverdale, Scaford Road
Melton Mowbray



Picture A:



Picture B:

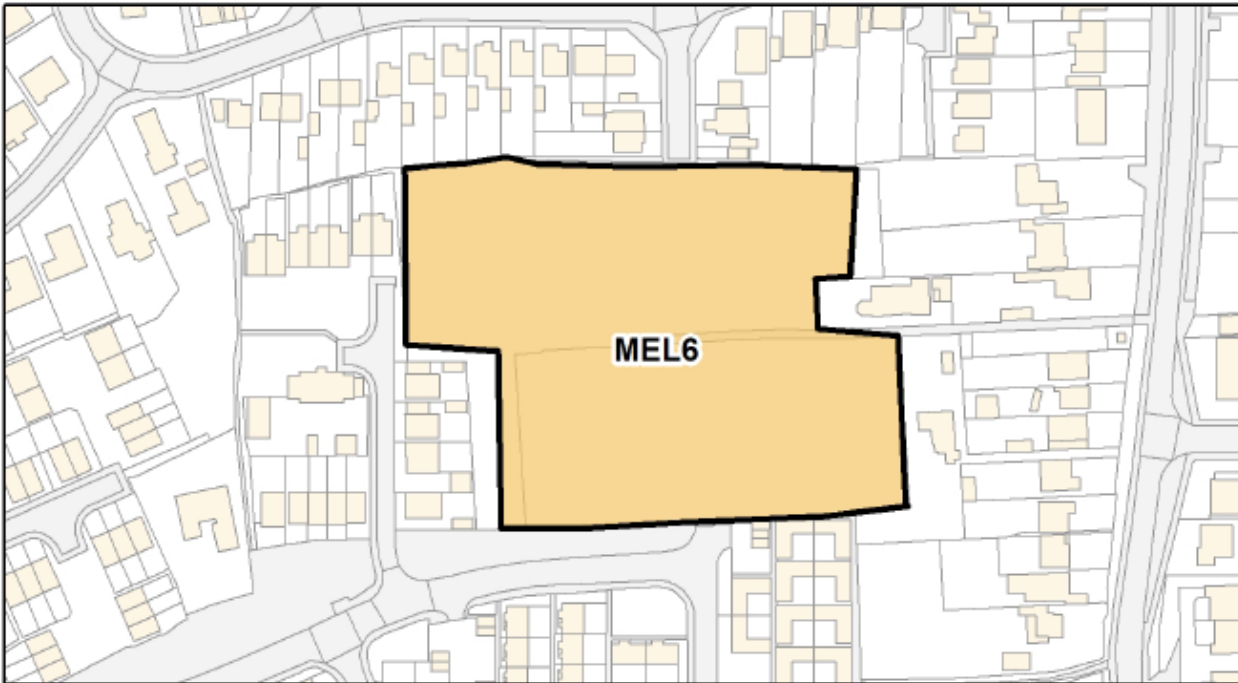


Picture C:



Picture D:



Site Assessments – Melton Mowbray					
Site Reference	MEL6 (Initially MEL8) (MBC/132/13)				
Site Address	Land fronting Dieppe Way, Scalford Road				
Settlement	Melton Mowbray				
Settlement Category	Town				
Gross Site Area	1.13ha				
Net Site Area & Reason	0.93ha (82.5% of gross area)				
Capacity & Calculation Formula	37 (0.93ha @ 40/ha)				
Planning History	08/00650/OUT granted subject to s106 agreement however the legal agreement was not signed				
Land Owner/ Agent providing update	Sarah Hudson - Waterloo; David Morley	Last update received	5 th December 2016 at Workshop	Assessment last updated	6 th February 2017

Overall Summary			
<p>The site presents an opportunity for infill development within the built up residential area to the north of the town centre. Potential to secure a suitable access from either Tennyson Way or Dieppe Way subject to traffic calming measures. The site performs well against sustainable development principles and gives ease of access to the services and employment available in the town centre via walking, cycling and public transport. Land ownership issues have caused the site to stall however discussions regarding access have been taking place with MBC.</p>			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Contributions 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site is potentially suitable	Agent has confirmed that the site is deliverable quickly once the access is resolved with landowner MBC	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;	Market and affordable houses.	++
Relationship / connectivity with host settlement;	Well connected to built form with an established residential area.	++
Access to services and facilities (by foot (ideally 800m ⁶) / bicycle (2km) or public transport.	Services and facilities are easily accessible on foot, bicycle and public transport.	++
Proximity to employment;	Within walking and cycling distance of employment opportunities in Melton Mowbray including: <ul style="list-style-type: none"> • 0.83km Snow Hill • 1.55km Thorpe Road • 1.66km Saxby Road • 1.57km Hudson Road • 1.52km Masterfoods • 0.7km Pera Business Park • 1.03km Jeld-wen • 1.55km Leicester Road Estate • 1.45km Tuxford & Tebbutt 	++
Availability of public transport;	The Centre Bus local service no. 15 and 16 (opposite directions) bus services run frequently every 30 mins up to 17.46hrs Monday-Saturday to Melton Mowbray town centre and Melton train station. Bus stops are located on Dieppe Way(no. 15) outside of site and Scalford Road (no.16) within 200 metres of the site.	++
Brownfield land.	No	--

⁶ MfS indicates 800 metres can be walkable.

Loss of employment or other beneficial use	Site is vacant allotment gardens. A planning application was approved subject to s106 agreement in 2009 for residential development. The allotments have remained unused since this time and remains so.	+
Access / including public footpath access;	<p>Access to the site is proposed from Tennyson Way. It's an adopted road with footpaths either side. Public Footpath E17 runs to the west of the site connecting Dieppe Way to Tennyson Way it is an unlit alley way popular with John Ferneley College students.</p> <p>Highway Authority Response December 2016: The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority. Concept proposal and supporting information would be required (>25dw) on submission of application.</p>	++
Major infrastructure requirements (transport schemes etc)	Expected to mitigate against highway transport impacts within the town.	0
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>	++

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MEL7	16	4
MEL8	11	3
MEL9	20	5
MEL10	62	15
THOR1	13	3
THOR2	11	3
Total	462	112

The nearest primary school is St Mary's C of E Primary School which is 940m to the west of the site. The agreed capacity is 209 and there are currently 182 enrolled (Jan 2017). It is forecasted that in January 2021 there will be a capacity of 14 spaces.

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
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Total	438	73

The nearest secondary education provision is 600m to the north of the site at John Ferneley College. 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.

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: Melton Mowbray 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 identified through the planning process in 2008. 1km outside of the Melton Mowbray conservation area boundary. 1km to the nearest listed buildings, 32 & 34 Park Road.	++
Flooding/Drainage	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designation. Vacant allotment site. No issues raised through the planning process in 2008. 188m from protected species Great	++

	Crested Newts. Local Wildlife Site 579m away – Melton Country Park.	
TPO / Ancient woodland;	None	+
Historic Park;	None	++
Technical constraints (contamination / land stability);	No constraints identified.	++
Landscape designation (<i>influence report – designation</i>).	The site sits within an established residential area and has been identified as a Local Green Space. (previously protected by LP policy BE12 POA). The assessment concludes that the site is not connected to the settlement or the wider landscape and has a weak functionality – maybe some ecological value. Opportunities to enhance the area.	++
Visual Impact	Subject to scale, massing and layout the site could be developed so as not to have a detrimental impact upon the character of the area. Needs to respond to the roadside location.	++
Agricultural Land classification	N/A	++
Noise or other pollutants	May be some contamination from previous allotment use.	++

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

Sustainability Appraisal Summary	
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 4: employment, 9: social inclusion, 10: poverty and deprivation and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 6: biodiversity and geodiversity. This issue will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.	
Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No issues raised

Deliverability						
Is there any infrastructure required that would impact on delivery?	None					
If so, what are the requirements and associated timescales?	N/A					
What are the key constraints that need to be dealt with in order to bring the site forward?	Access					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	To be resolved with landowner MBC					
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?	As soon as access is resolved with landowner of the access, MBC					
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 but funding to move the scheme forward quickly					
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?	N/A – Affordable Housing scheme					

MEL6

Land fronting Dieppe Way, Scalford Road
Melton Mowbray

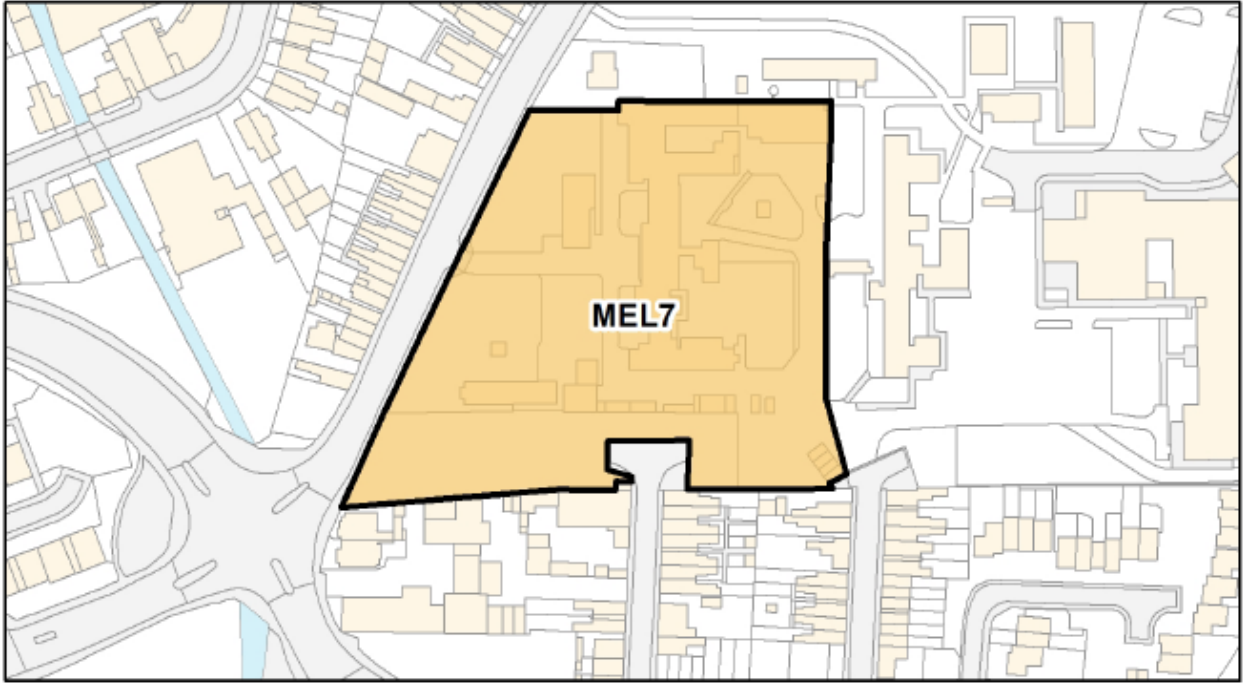


Picture A:



Picture B:



Site Assessments – Melton Mowbray					
Site Reference	MEL7 (Initially MEL3) (MBC/0133/14)				
Site Address	Land at Thorpe Road				
Settlement	Melton Mowbray				
Settlement Category	Town				
Gross Site Area	1.12ha				
Net Site Area & Reason	0.92ha (82.5% of 1.12ha)				
Capacity & Calculation Formula	16 (0.92ha @40 ha = 37 dwellings however due to constrained nature of site and the re-use of existing buildings protected by Article 4 capacity is reduced to 16)				
Planning History	None				
Land Owner/ Agent providing update	Stephen Hemming – Lambert Smith Hampton	Last update received	6 th February 2017	Assessment last updated	7 th February 2017
Overall Summary					
<p>The site is adjacent to the main town of Melton Mowbray. There are good connections to services and facilities and employment and good transport choice to Melton Mowbray town centre including walking and cycling. The site is well contained within the built form. The existing buildings are protected by an Article 4 direction. The principle of development looks acceptable subject to retention of important buildings and high quality design to protect the local heritage asset. The site is currently being marketed.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Retention of important buildings and high quality design within the development site. • Issues that require further consideration are the level of contribution required in order to meet education, health care and other necessary infrastructure requirements. • Trees to frontage • Flood risk 					

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site is potentially suitable	Agent has confirmed that the site is deliverable within 5 years	No issues raised
Availability			
Is the land available for development now?		Yes	
If the site is not available now, when will it become available?		N/A	
How many landowners are involved in the site?		1	
Has written confirmation been received from all landowners to confirm the land is available?		N/A	

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); -- (Strong negative).
Meeting identified need;	Potential to accommodate some 16 Market and affordable houses.	+
Relationship / connectivity with host settlement;	Adjacent to the sub-regional centre of Melton Mowbray. Thorpe Road and surrounding development entail that the site is well contained.	++
Access to services and facilities (by foot (ideally 800m ⁷) / bicycle (2km) or public transport.	c.220 m to Melton Mowbray town centre. Services and facilities are easily accessible on foot, by bicycle and public transport. Walking to town centre services and facilities is likely.	++
Proximity to employment;	Within walking and cycling distance of employment opportunities including: 150m Tuxford & Tebbutt 175m Masterfoods Factory 200m Jeld-Wen Factory 200m Kings Road Area 225m Thorpe Road Area 360m Asfordby Haulage & Storage 500m Hudson Road Estate 1km PERA Business Park	++

⁷ MfS indicates 800 metres can be walkable.

Availability of public transport;	The no.8 bus services runs hourly to Melton Mowbray town centre. The 8 service operates hourly and 55/56 service to Grantham infrequently to Melton Mowbray (2 hourly service Mon-Sat daytime). Within walking distance of train station and other local bus services.	++
Brownfield land.	Brownfield land.	++
Loss of employment or other beneficial use	Former hospital use. No longer operational.	0
Access / including public footpath access;	<p>There are direct footpath links to Melton Mowbray town centre. Saxby Road and Snow Hill industrial estate and Melton Mowbray town centre. Access considerations are important onto the classified Road. However, unlikely to exceed peak hour use as a hospital.</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)	No major infrastructure requirements identified.	+
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>	++

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

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

The nearest primary school is Brownlow Primary School which is 300m to the north 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.

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 1.5km to the west 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)
MEL1	85	14
MEL2	120	20
MEL3	45	8
MEL4	26	4
MEL5	16	3
MEL6	37	6
MEL7	16	3
MEL8	11	2
MEL9	20	3
MEL10	62	10
Total	438	73

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:

Melton Mowbray 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);	Buildings are of architectural merit and an Article 4 direction has been imposed in order to ensure that they are not demolished without permission. The site is outside the Melton Mowbray conservation area, located 150m east of the boundary. The nearest listed building, Roman Catholic Church of St John, is located 180m to the east, with intervening built form separating this building from the site. Therefore the impact that needs considering is that on the existing buildings on site with regards to heritage impact.	+
Flooding/Drainage	The site is outside of, but abuts, floodzone 3a.	+
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife Sites. No protected species identified.	++
TPO / Ancient woodland;	No Tree Preservation Orders on site or adjacent.	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	No technical constraints have been identified. Potential for some contaminated land. The site also lies at the fringes of a historic landfill buffer. An SI is likely to be required in this area.	++
Landscape designation (<i>influence report – designation</i>).	The site is well contained within the urban form and therefore there are no 'landscape' character implications.	++
Visual Impact	The site is on a prominent junction within the built up area of Melton Mowbray. Many of the buildings are of high quality and visible from many public areas. Any scheme would require sensitive design to protect the integrity of the retained buildings and provide a high quality 'active edge' to the street.	0
Agricultural Land classification	N/A. Within built up area.	++
Noise or other pollutants	Impacts of potential pollution from vehicle movements on the A607 will need to be carefully assessed.	+

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	1 LP main crosses part of the site, 2 small LP main spurs to buildings
Water Mains	Adjacent
Sewers	Adjacent
Oil pipelines	None – Within 500m buffer
Power lines	None

Sustainability Appraisal Summary

Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 4: employment, 8: efficient use of land and resources, 9: social inclusion, 10: poverty and deprivation, 14: health and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 17: water quality. This site is within the Source Protection Zone within the centre of Melton Mowbray; therefore a potential significant negative effect on water quality is identified.

Viability

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

No issues raised.

Deliverability						
Is there any infrastructure required that would impact on delivery?	None					
If so, what are the requirements and associated timescales?	N/A					
What are the key constraints that need to be dealt with in order to bring the site forward?	Retention of existing buildings, trees to frontage, small area within flood zone, services through the 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?	Future of buildings need to be determined					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)	Yes	Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
If only outline planning permission is granted, when is it intended to submit reserved matters application?	N/A					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	Within 6 months					
How long has been allowed for site preparation works?	6 – 12 months					
When is it expected that the first dwelling on site will be completed?	Site will need to be marketed post planning so will depend upon developer but 2-3 years anticipated					
What is the planned phasing of delivery?	Dependent on developer					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Dependent on developer					
When is it envisaged that the affordable housing element will be delivered?	Dependent on developer					

MEL7

Land at Thorpe Road
Melton Mowbray



Picture A:



Picture B:

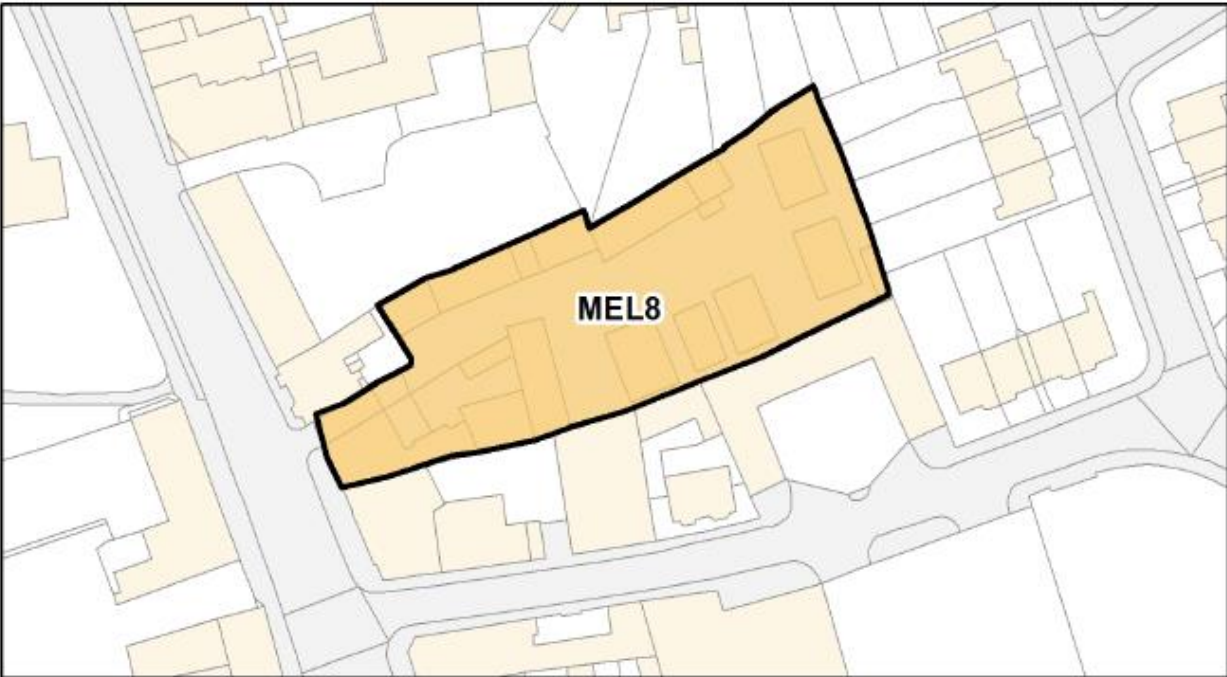


Picture C:



Picture D:



Site Assessments – Melton Mowbray					
Site Reference	MEL8 (Initially MEL10) (MBC/0135/13)				
Site Address	Beeby's Yard, Burton Street				
Settlement	Melton Mowbray				
Settlement Category	Town				
Gross Site Area	0.5ha				
Net Site Area & Reason	0.5ha				
Capacity & Calculation Formula	11 – taken from planning application 08/00326/FUL. Constrained site due to redevelopment of existing buildings.				
Planning History	08/00326/FUL currently pending consideration – agents actively working on submitting technical information at present.				
Land Owner/ Agent providing update	Ben Shouler	Last update received	By phone 8 th February 2017	Assessment last updated	8 th February 2017

Overall Summary			
<p>The site is adjacent to the main town of Melton Mowbray. There are good connections to services and facilities and employment and good transport choice to Melton Mowbray town centre including walking and cycling. The site is well contained within the built form. The principle of residential development is acceptable and planning application 08/00326/FUL is currently being considered.</p>			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> Noise impacts from adjoining uses; The level of contribution required in order to meet health care and other necessary infrastructure requirements. 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site suitable subject to resolving constraints of the site	Site deliverable but between 5 and 10 year period	No issues raised

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

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Potential to accommodate 11 Market houses.	+
Relationship / connectivity with host settlement;	The site is well contained within the urban area of Melton Mowbray.	++
Access to services and facilities (by foot (ideally 800m ⁸) / bicycle (2km) or public transport.	The site is within the defined limits of Melton Mowbray town centre. Services and facilities are easily accessible on foot, or by bicycle. There are multiple retail, employment, leisure, administrative, health and education services within the immediate area.	++
Proximity to employment;	Within walking and cycling distance of employment opportunities in Melton Mowbray including: <ul style="list-style-type: none"> • 0.54km Masterfoods • 1.12km Hudson Road • 1.1km Saxby Road • 1km Thorpe Road • 0.48km Snow Hill • 0.88km Pera Business Park • 0.69km Leicester Road Estate • 0.64km Jeld-Wen • 0.32km Tuxford & Tebbutt 	++
Availability of public transport;	Within 400m walking distance of Melton Mowbray train station and other local bus services.	++
Brownfield land.	Brownfield land.	++

⁸ MfS indicates 800 metres can be walkable.

Loss of employment or other beneficial use	The site currently accommodates outbuildings associated with retail uses. These are proposed to be converted into 7 dwellings.	0																																			
Access / including public footpath access;	No objection was raised to the access by the Local Highway Authority. There is immediate access to a well-established network of footpaths to Melton Mowbray town centre and beyond to local services & facilities and employment sites. Highway Authority Response on 08/00326/FUL: These revised observations are made on the amended plans received by your Authority on 3 June 2008. The amended plan shows the removal of 5 parking spaces from the site, and whilst I would have preferred to see parking provided at a rate of 1 space per dwelling I do not intend to recommend refusal on this basis.	++																																			
Major infrastructure requirements (transport schemes etc)	No major infrastructure requirements have been identified.	++																																			
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"> <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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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

The nearest primary school is The Grove Primary School which is 600m to the north west of the site. The agreed capacity is 266 and there are currently 212 enrolled (Jan 2017). It is forecasted that in January 2021 there will be a capacity of 52 spaces.

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

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
MEL1	85	14
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MEL4	26	4
MEL5	16	3
MEL6	37	6
MEL7	16	3
MEL8	11	2
MEL9	20	3
MEL10	62	10
Total	438	73

The nearest secondary education provision is 1km to the west 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.

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:

Melton Mowbray 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

	<p>capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	The site is within the Melton Mowbray Conservation and has three grade II listed buildings within or adjacent to it (Crawford House, 25 and 27 Burton Street). There are no direct impacts on Scheduled Monuments.	-
Flooding/Drainage	The site wholly within flood zone 2. Development is unlikely to be at risk of flooding.	+
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No bio-diversity implications have been identified.	++
TPO / Ancient woodland;	No Tree Preservation Orders on site or adjacent.	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	The site is adjacent to some contaminated land and is within an oil pipeline consultation buffer. No adverse impacts are anticipated as a result of these.	++
Landscape designation (<i>influence report – designation</i>).	The site is well contained within the urban form and therefore there are no 'landscape' character implications.	++
Visual Impact	The site is well contained within the built up area and not highly visible from the street. No adverse visual impacts are anticipated.	++
Agricultural Land classification	N/A. Within built up area.	++
Noise or other pollutants	The Impacts of potential noise and pollution from the traffic on the	0

	A606 and commercial uses in the town centre will need to be considered.	
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Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	None
Sewers	Public Foul Gravity through site
Oil pipelines	None
Power lines	Yes – underground (LV) and overhead line (LV) – Application under consideration is for conversion of existing buildings only with no new builds.

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 4: employment, 8: land use, 9: social inclusion, 10: poverty and deprivation, 14: health and 15: energy efficiency. There were no potential significant negative effects identified for this site in relation to the SA objectives.

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	None identified					
If so, what are the requirements and associated timescales?	N/A					
What are the key constraints that need to be dealt with in order to bring the site forward?	None identified					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)		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)	08/00326/FUL currently pending consideration	Outline		No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	N/A					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	Between 5 and 10 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					
When is it envisaged that the affordable housing element will be delivered?	N/A					

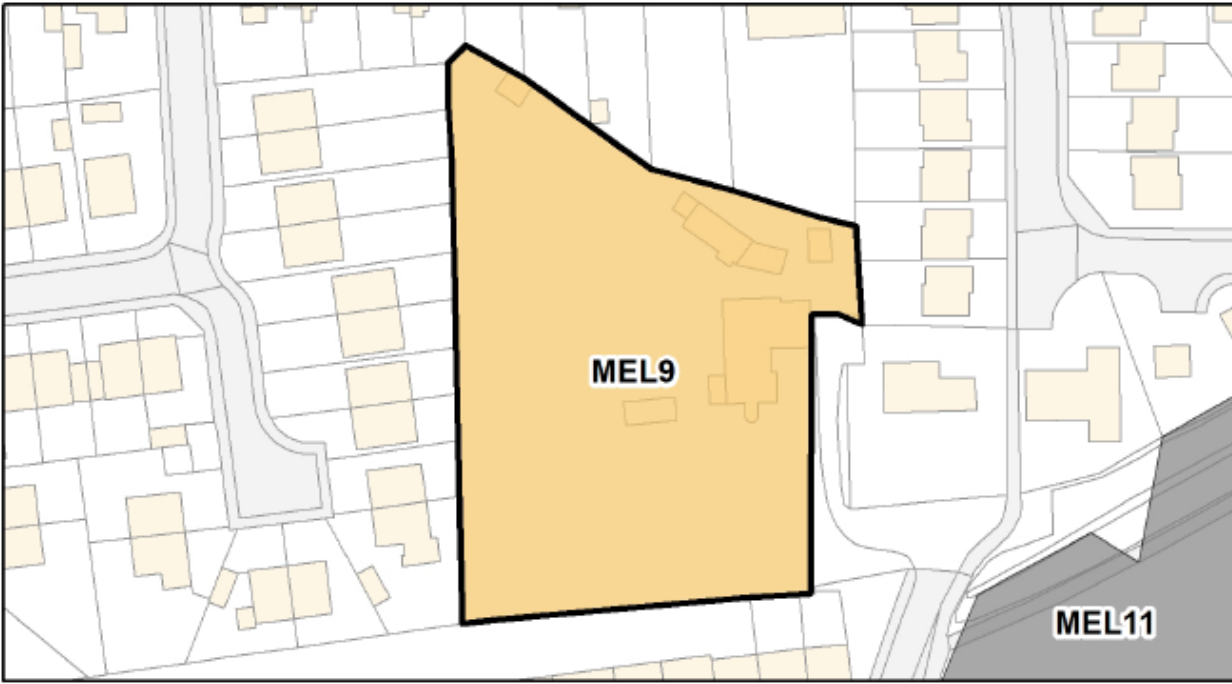
MEL8

*Beeby's yard, Burton Street
Melton Mowbray*



Picture A:



Site Assessments – Melton Mowbray					
Site Reference	MEL9 (Initially MEL11) (MBC/0136/13)				
Site Address	Wycliffe House, Snow Hill				
Settlement	Melton Mowbray				
Settlement Category	Town				
Gross Site Area	0.49ha				
Net Site Area & Reason	0.49ha				
Capacity & Calculation Formula	20 (0.49ha @ 40/ha)				
Planning History	06/1008/OUT – permission refused for 24 flats in 4 blocks.				
Land Owner/ Agent providing update	Neil Jeffery	Last update received	7 th February 2017	Assessment last updated	7 th February 2017
Overall Summary					
<p>The site is adjacent to the main town of Melton Mowbray. There are good connections to services and facilities and employment and good transport choice to Melton Mowbray town centre including walking and cycling. The site is well contained within the built form.</p> <p>Any development would require very sensitive design to overcome concerns about impact on the character of the area. The site has previously been refused planning permission for residential development and the access limitations and landscape features place a major constraint on development. The site could be a reasonable option if these constraints were addressed.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> Contamination issues to be addressed and SI in relation to former landfill at the north of the site; The level of contribution required in order to meet education, health care and other necessary infrastructure requirements. 					

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Subject to constraints being resolved the site is suitable	No timescales are identified but the landowner confirms the land is available for delivery and will engage with a developer	No issues raised
Availability			
Is the land available for development now?		Yes	
If the site is not available now, when will it become available?		N/A	
How many landowners are involved in the site?		1	
Has written confirmation been received from all landowners to confirm the land is available?		N/A	

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Potential to accommodate some 20 Market and affordable houses.	++
Relationship / connectivity with host settlement;	The site is well contained within the urban area of Melton Mowbray.	++
Access to services and facilities (by foot (ideally 800m ⁹) / bicycle (2km) or public transport.	The site is within 500 metres of Melton Mowbray town centre. Services and facilities are easily accessible on foot, or by bicycle. Walking to town centre services and facilities is likely.	++
Proximity to employment;	Within walking and cycling distance of employment opportunities including: <ul style="list-style-type: none"> • 0.18km Snow Hill • 0.82km Thorpe Road • 0.93km Saxby Road • 1.07km Hudson Road • 0.86km Masterfoods • 0.22km Jeld-wen • 0.58km Tuxford & Tebbutt • 0.58km Pera Business Park 	++

⁹ MfS indicates 800 metres can be walkable.

	<ul style="list-style-type: none"> 1.07km Leicester Road Estate 	
Availability of public transport;	Within walking distance of train station and other local bus services.	++
Brownfield land.	Some brownfield land residential curtilage greenfield.	+
Loss of employment or other beneficial use	Currently in residential use.	0
Access / including public footpath access;	<p>There is an existing access to the site but only to serve small scale residential development. There are direct footpath links to Melton Mowbray town centre and local employment sites.</p> <p>Highway Authority Response February 2017: The site is well placed to access the local Primary School, shops and regular bus services. On application, improvements to access these facilities by sustainable transport (walking/ cycling/ public transport) should be explored further. Access looks to be taken from Snow Hill. As the site is currently vacant, trip generation should be taken from similar sites in the TRICS database and growth rate taken from TEMPRO for the opening year. Distribution on the network should be taken from Travel to Work Census data (most up to date data available).</p> <p>The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed:</p> <p>Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p>	+
Major infrastructure requirements (transport schemes etc)	No major infrastructure requirements have been identified.	++
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: 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</p>	++

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

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

The nearest primary school is Brownlow Primary School which is 400m to the east 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.

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

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
MEL1	85	14
MEL2	120	20
MEL3	45	8
MEL4	26	4
MEL5	16	3
MEL6	37	6
MEL7	16	3
MEL8	11	2
MEL9	20	3
MEL10	62	10
Total	438	73

The nearest secondary education provision is 1.4km to the south west of the site at Long Field Academy and to the north at John Ferneley College. 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.

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:

Melton Mowbray 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 direct impacts on Heritage Assets. 370m outside of the Melton Mowbray conservation area boundary. 415m from the nearest Listed Building which is the Magistrates Courthouse and house adjoining the east.	++
Flooding/Drainage	The site is within flood zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No bio-diversity issues have been identified.	++
TPO / Ancient woodland;	No Tree Preservation Orders on site. Land to the immediate south of the site is protected by a TPO.	+
Historic Park;	None	++
Technical constraints (contamination / land stability);	Access concerns in relation to previously determined planning application. Any proposal would need to demonstrate that a suitable access to the site could be achieved.	-
Landscape designation (<i>influence report – designation</i>).	The site is well contained within the urban form and therefore there are no 'landscape' character implications.	++
Visual Impact	The site is well contained within the built up area and not widely visible from adjacent 'public spaces'. There are several mature trees on site boundaries which make a valuable contribution to amenity.	+
Agricultural Land classification	N/A. Within built up area.	++
Noise or other pollutants	The Impacts of potential noise and pollution from adjoining employment uses needs to be considered.	-

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	LP Main connects to Wycliffe House
Water Mains	None
Sewers	None
Oil pipelines	None
Power lines	None

Sustainability Appraisal Summary	
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 4: employment, 9: social inclusion, 10: poverty and deprivation, 14: health and 15: energy efficiency. There were no potential significant negative effects identified for this site in relation to the SA objectives.	

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?	Access					
If so, what are the requirements and associated timescales?	Currently negotiating with MBC over access					
What are the key constraints that need to be dealt with in order to bring the site forward?	None					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	N/A					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	N/A					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)		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?	3 months					
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					

MEL9

Wycliffe House, Snow Hill
Melton Mowbray

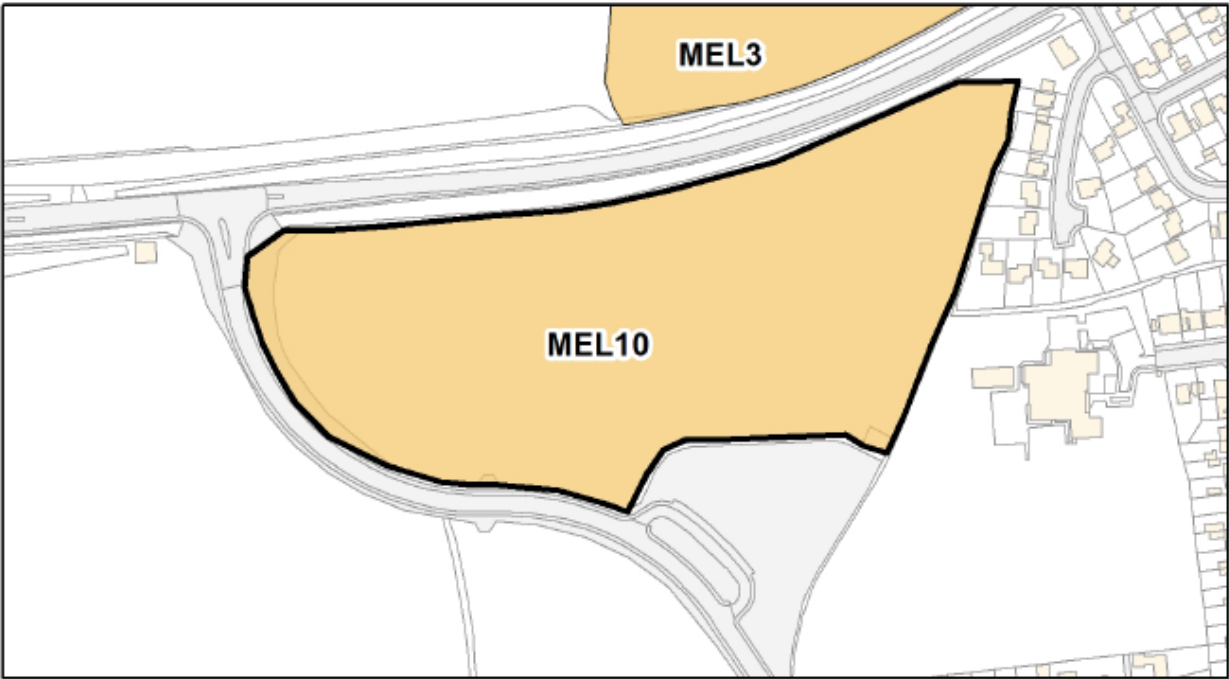


Picture A:



Picture B:



Site Assessments – Melton Mowbray					
Site Reference	MEL10 (Initially MEL5) (MBC/031/13)				
Site Address	Land adjacent to St Bartholomew's Way and Horseguards Way				
Settlement	Melton Mowbray				
Settlement Category	Town				
Gross Site Area	3.72ha				
Net Site Area & Reason	2.33ha (62.5% of 3.72ha)				
Capacity & Calculation Formula	70 (2.33ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	Christine Ide - Defence Infrastructure Organisation	Last update received	1 st February 2017	Assessment last updated	6 th February 2017

Overall Summary
<p>Site is well connected to the town and relates well to the existing built form and envelopes the primary school. It would have limited impact upon the Area of Separation (Asfordby Hill/Melton) as it provides a logical infilling between Horseguards Way estate to the south and the Canterbury Drive development to the east. Ease of access to main infrastructure already provided to the Horseguards Way estate subject to consents. Access could be taken direct from Horseguards Way subject to agreements. Access to MUGGA and LEAP on the existing estate within 300 metres. The density for capacity is 30 dwellings per hectare due to the distance from the town centre.</p>
Issues/ constraints to be mitigated
<ul style="list-style-type: none"> • Oil Pipeline Buffer • Sensitive design and layout to preserve setting of adjacent Scheduled Monument • Developer contributions

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now subject to final approval by Ministry of Defence	Site assessment concludes that site is suitable for development	Agent has confirmed that a planning application will be submitted in 2018/19	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 – subject to final approvals within the Ministry of Defence.

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); -- (Strong negative).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Well related with the existing residential built form and close to the town.	++
Access to services and facilities (by foot (ideally 800m ¹⁰) / bicycle (2km) or public transport.	Edge of town location within 2km. Services and facilities are easily accessible on foot, bicycle and public transport. The 9 & 19 bus services run frequently to Melton Mowbray town centre and Melton train station.	+
Proximity to employment;	Within walking and cycling distance of employment opportunities including: 900m Asfordby Business Park 975m Stanton PLC 1.3km PERA Business Park 1.3km Holwell Industrial Area	++

¹⁰ Mfs indicates 800 metres can be walkable.

	2km Jeld-Wen Factory	
Availability of public transport;	<p>No 9 and 19 Peterborough to Nottingham passes hourly on Nottingham Road Monday-Saturday bus stop is 700 metres from site.</p> <p>Centre Bus local service number 15 and 16 operates every 30 mins up to 17:46hrs Monday-Saturday. Bus stop located on Nottingham Road (before Palmerston Road) approx. 1 km from site.</p>	++
Brownfield land.	No	--
Loss of employment or other beneficial use	No	0
Access / including public footpath access;	<p>Adopted highway with footpaths giving access to town centre. Permissive footpath from Cavalry Close to St Mary's school c300m. Connection from Horseguards Way to Elmhurst Avenue via alley way, giving access to convenience store on Welby Lane and take away and Children's Centre on Sysonby Street.</p> <p>No Public Right of Way in the immediate vicinity.</p> <p>Highway Authority Response December 2016: The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p> <p>Transport Statement including junction assessments as described.</p>	++
Major infrastructure requirements (transport schemes etc)	Expected to mitigate against highway transport impacts within the town.	0
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,</p>	++

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

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

The nearest primary school is St Mary's C of E Primary School which is adjacent to the south eastern corner of the site. The agreed capacity is 209 and there are currently 182 enrolled (Jan 2017). It is forecasted that in January 2021 there will be a capacity of 14 spaces.

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 950m to the east of the site at John Ferneley College. 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)
MEL1	85	14
MEL2	120	20
MEL3	45	8
MEL4	26	4
MEL5	16	3
MEL6	37	6
MEL7	16	3
MEL8	11	2
MEL9	20	3
MEL10	62	10
Total	438	73

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:

Melton Mowbray 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);	<p>Potential to affect setting of Scheduled Monument (List entry Number: 1016317) adjacent the site to the north</p> <p>St Bartholomew's Way separates the site and strong dense mature screening forms the boundaries. Careful design considerations on layout and form required.</p> <p>The site is outside of the Melton Mowbray conservation area, 1.6km north of the boundary. The nearest listed building, St Mary's Church of England Infant School, is located 55m to the east adjacent the site boundary. Sensitive design is therefore required but it is not considered to be a constraint that cannot be mitigated.</p>	+
Flooding/Drainage	<p>Flood zone 1. No known critical drainage implications.</p> <p>SFRA mapping indicates high permeability. Site infiltration tests will assess suitability for SuDs.</p>	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	<p>No designated sites.</p> <p>Great Crested Newts found opposite the site and Notable Bird at St Mary's CE Primary School adjacent the site.</p>	++
TPO / Ancient woodland;	None	++

Historic Park;	None	++
Technical constraints (contamination / land stability);	Northwest corner of site is within the Oil Pipeline buffer	+
Landscape designation (<i>influence report – designation</i>).	Medium sensitivity. The site falls within an Area of Separation Asfordby Hill/Melton Mowbray and Landscape character area LCZ 7 Melton Mowbray Northwest. The existing settlement edge is visible but predominantly well integrated, which should be a consideration of any development proposed. The site sits within a dip not along the ridge and would be well related to the Horseguards Way development.	0
Visual Impact	Subject to scale, massing and layout the site could be developed so as not to have a detrimental impact upon the location.	++
Agricultural Land classification	3b	++
Noise or other pollutants	Asfordby Business Parks sits to the west of the site and has a range of B1/B2/B8 uses. The site is bound by Bartholomew Way, access route to the park and has potential to have some traffic noise associated with the operation of the park. Mitigation in the form of landscaped buffers may be appropriate.	+

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	Mains (LP) run along the boundary of the site
Water Mains	Adjacent
Sewers	None
Oil pipelines	Site is partially 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 2: education, 3: transport, 9: social inclusion, 10: poverty and deprivation and 15: energy efficiency. No potential significant negative effects were identified.	
Viability	
Are there any known factors that impact on the viability of bringing the site forward?	None aware of.

Deliverability						
Is there any infrastructure required that would impact on delivery?	None known at this stage.					
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 known.					
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 – subject to final approval by Ministry of Defence.					
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?	2018/19					
How long has been allowed for site preparation works?	Not yet considered.					
When is it expected that the first dwelling on site will be completed?	Not yet considered.					
What is the planned phasing of delivery?	Not yet considered.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	None known.					
When is it envisaged that the affordable housing element will be delivered?	Not yet considered.					

MEL10

Land adj St Bartholomew's Way and Horseguards Way
Melton Mowbray



Picture A:



Picture B:



Picture C:



Picture D:



Site Assessments – Melton Mowbray					
Site Reference	MEL11 RESERVE (Initially MEL13 RESERVE) (MBC/153/15)				
Site Address	Land at Snow Hill				
Settlement	Melton Mowbray				
Settlement Category	Town				
Gross Site Area	9.65ha				
Net Site Area & Reason	6ha (62.5% of 9.65ha)				
Capacity & Calculation Formula	240 (6ha @ 40/ha)				
Planning History	None				
Land Owner/ Agent providing update	Roger Smith – Savills	Last update received	25 th January 2017	Assessment last updated	31 st January 2017

Overall Summary
<p>The site is adjacent to the main town of Melton Mowbray. There are good connections to services and facilities and employment and good transport choice to Melton Mowbray town centre including walking and cycling. The site is well contained within the built form. The site is currently occupied by a large scale operational employment site. The principle of development would only be acceptable subject to replacement employment land to meet identified employment needs. Development of the site would necessitate flooding, noise & pollution (from adjacent employment uses), contamination and access issues to be effectively delivered. Addressing these concerns may have some impact on the viability of the scheme. The site could have several benefits including improved access to Melton Country Park through effective masterplanning. The site is unlikely to be deliverable until post 2022.</p>
Issues/ constraints to be mitigated
<ul style="list-style-type: none"> • Noise mitigation from adjoining employment units; • Flooding measures to prevent any impacts to the eastern edge of the site; • Contamination issues to be addressed and SI in relation to former landfill at the north of the site; • Access to Melton Country Park;

- Replacement employment facilities;
- Access and transport implications;
- The level of contribution required in order to meet education, health care and other necessary infrastructure requirements.

Headline Information			
Availability	Suitability	Deliverability	Viability
Land not available until 2021 when current business lease expires	Site assessment concludes that this site is suitable for development, providing the employment land is provided for elsewhere if required.	Site is currently leased as a business premises and therefore the site is not available for delivery until at least 2021. A planning application would be submitted at that point with the first dwelling being delivered in 2022. Delivery rate of 4 dwellings per month.	No known issues raised by agent. Contamination would need to be considered.

Availability	
Is the land available for development now?	No
If the site is not available now, when will it become available?	From 2021 when current lease expires
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact
		++ (strong positive); +(positive); 0 (Neutral); -(negative); -- (Strong negative).
Meeting identified need;	Potential to accommodate some 200 Market and affordable houses.	++
Relationship / connectivity with host settlement;	The site is well contained within the urban area of Melton Mowbray.	++
Access to services and facilities (by foot (ideally 800m ¹¹) / bicycle (2km) or public transport.	The southern section of the site is within 100 metres of Melton Mowbray town centre (northern extremity of the site is c.500m). Services and facilities are easily accessible on foot, or	++

¹¹ Mfs indicates 800 metres can be walkable.

	by bicycle. Walking to town centre services and facilities is likely.	
Proximity to employment;	<p>Within walking and cycling distance of employment opportunities including:</p> <ul style="list-style-type: none"> • 300m Thorpe Road • 370m Tuxford & Tebbutt • 480m Saxby Road Area • 500m Masterfoods Factory • 700m Pera Business Park • 760m Hudson Road Estate • 860m Leicester Road Estate 	++
Availability of public transport;	Within walking distance of train station and other local bus services.	++
Brownfield land.	Brownfield land.	++
Loss of employment or other beneficial use	Currently operational employment site operated by Jeld-wen. Net loss of employment land would need to be accommodated elsewhere.	--
Access / including public footpath access;	<p>There are direct footpath links to Melton Mowbray town centre. and Saxby Road industrial estate. Melton Mowbray Country park is accessible by a narrow enclosed footpath.</p> <p>Highway Authority Response December 2016: It would need to be demonstrated that additional traffic generated by the development would not have an impact on the A607, or any impact could be mitigated as part of the development. If this this can be achieved, 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 management process might lead to the site being viewed less favourably.</p>	+
Major infrastructure requirements (transport schemes etc)	Highways and transportation impacts will need to be carefully assessed. The net increase in traffic 'over and above' the current employment use requires a Transport Assessment identifying any potential mitigation. There is the potential for decontamination from the previous industrial uses.	+
Infrastructure capacity (schools / GPs / etc);	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.

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

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

The nearest primary school is Brownlow Primary School which is 130m to the east 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.

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

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
MEL1	85	14
MEL2	120	20
MEL3	45	8
MEL4	26	4
MEL5	16	3
MEL6	37	6
MEL7	16	3
MEL8	11	2
MEL9	20	3
MEL10	62	10
Total	438	73

The nearest secondary education provision is 1.6km to the south west of the site at Long Field Academy and 1.5km to the north at John Ferneley College. 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.

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: Melton Mowbray 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);	There are no direct impacts on Heritage Assets. 190m outside of the Melton Mowbray conservation area boundary. The nearest listed buildings are, Roman Catholic Church of St John, 196m to the south and The United Reformed Church, 240m to the south west. Significant built form provides separation.	++
Flooding/Drainage	The eastern boundary of the site is within flood zone 3b. Part of the northern boundary abuts flood zone 3a.	+
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife Sites or protected species issues have been identified.	++
TPO / Ancient woodland;	No Tree Preservation Orders on site or adjacent.	++
Historic Park;	None	++
Technical constraints (contamination / land	Access considerations are important onto the classified Road.	-

stability);	Net traffic generation needs to be assessed against the current authorised use as a hospital. The north-eastern section of the site is within the buffer of an historic landfill site. In addition, the majority of land has contamination issues that need to be resolved to enable the principle of residential development to be acceptable.	
Landscape designation (<i>influence report – designation</i>).	The site is well contained within the urban form and therefore there are no ‘landscape’ character implications. Any development would need to assess the implications and potential benefits for Melton Country Park.	++
Visual Impact	The site is sizeable and highly visible from a number of locations. The site currently constrains links from the town centre to the Country Park. The current use results in a low quality environment and there are potential benefits for a high quality scheme to result in an improved environment.	++
Agricultural Land classification	N/A. Within built up area.	++
Noise or other pollutants	The Impacts of potential noise and pollution from the adjoining employment uses at the retained section of Snow Hill employment site need to be considered.	0

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	One LP line on part of the site along boundary – nothing significant
Water Mains	Abandoned pipe on western boundary.
Sewers	Public Foul Gravity Sewer crosses north of site and runs along eastern boundary
Oil pipelines	Area to the south of the site within the 500m buffer zone of oil pipeline
Power lines	No - Line (HV) adjacent

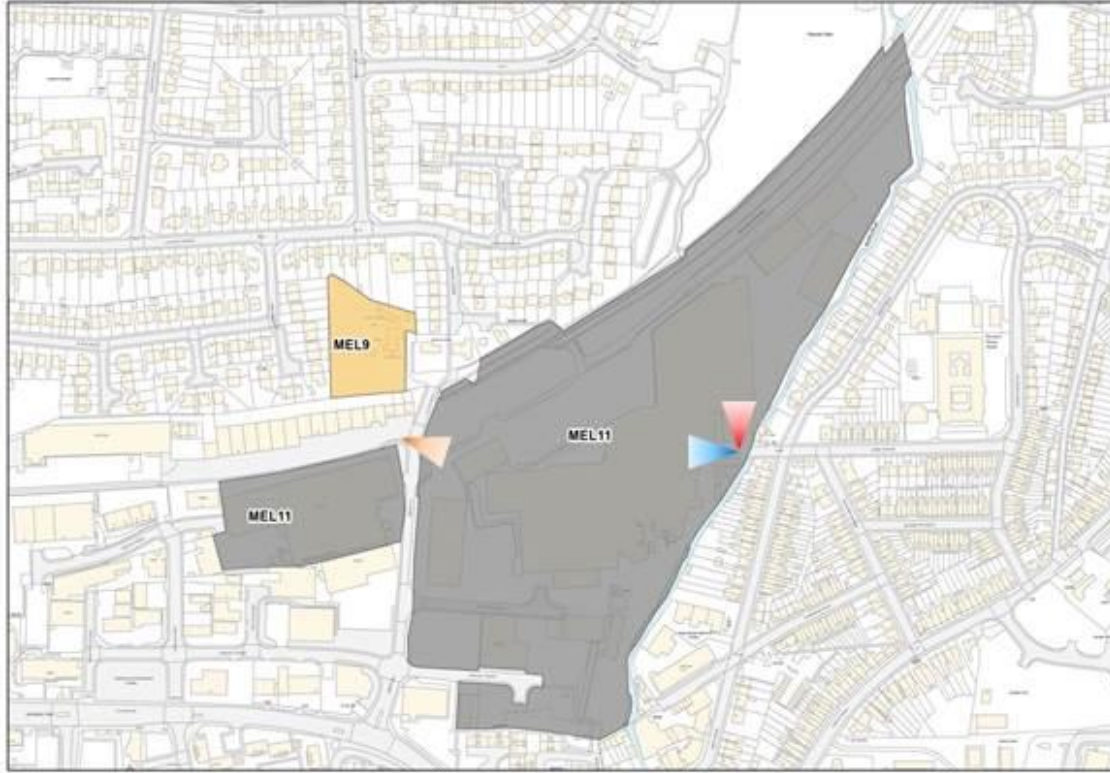
Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 1: housing, 2: education, 3: transport, 4: employment, 8: efficient use of land and resources, 9: social inclusion, 10: poverty and deprivation, 14: health and 15: energy efficiency. There were no potential significant negative effects identified for this site in relation to the SA objectives.

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	None					
If so, what are the requirements and associated timescales?	N/A					
What are the key constraints that need to be dealt with in order to bring the site forward?	None identified					
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 supportive of residential development once current lease with Jeld-Wen expires in 2021.					
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?	2021					
How long has been allowed for site preparation works?	Not identified					
When is it expected that the first dwelling on site will be completed?	2022					
What is the planned phasing of delivery?	48 dwellings per annum (4 per month)					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	No					
When is it envisaged that the affordable housing element will be delivered?	Not identified					

MEL11

Land at Snow Hill
Melton Mowbray



Picture A:




Picture B:



Picture C:



Site Assessments – Melton Mowbray					
Site Reference	MBC/022/17				
Site Address	Burton Street				
Settlement	Melton Mowbray				
Settlement Category	Town (MM)				
Gross Site Area	0.47ha				
Net Site Area & Reason	0.39ha (82.5% of 0.47ha)				
Capacity & Calculation Formula	16 (0.39ha @ 40dph)				
Planning History	None				
Land Owner/ Agent providing update	David Blanchard (MBC) Landowner	Last update received	09/03/2017	Assessment last updated	24/05/2017

Overall Summary

Significant issues relating to the site include flooding with the site being located in flood zone 3 and impact on heritage assets. The site is also currently in use as a car park and is therefore not available. It is not identified as possible allocation.

Issues/ constraints to be mitigated

- Loss of current use
- Heritage assets
- Flooding
- Availability
- Deliverability

Headline Information

Availability	Suitability	Deliverability	Viability
Land is not currently available. It is in use as a car park.	Significant issues relating to flood risk and heritage mean that this site is not considered suitable for development.	No information provided on deliverability.	No known issues

Availability	
Is the land available for development now?	No
If the site is not available now, when will it become available?	Land in use as car park
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 houses	+
Relationship / connectivity with host settlement;	Within built up area	++
Access to services and facilities (by foot (ideally 800m ¹²) / bicycle (2km) or public transport.	Within 800m of settlement services	++
Proximity to employment;	Within 800m of employment sites (Saxby Road Area)	++
Availability of public transport;	Several buses to other towns and cities within 400m. <1 hourly	++
Brownfield land.	All pdl (car park)	++
Loss of employment or other beneficial use	Complete loss of a beneficial use (car park in use)	--
Access / including public footpath access;	No access constraints. Highway Authority comments May 2017: The site located within 1km from the local Primary School and within 800m of a bus service .Burton Street is a class A road subject to a 30mph speed limit .LCC are working with MBC to deliver MMTS. As part of the Local Plan development we have assessed the cumulative impact of growth in the town and may seek to secure appropriate contribution to support the strategy .Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway	++

¹² Mfs indicates 800 metres can be walkable.

	<p>Authority .If access could be designed in accordance with the 6Cs Design Guide, then there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.</p>																																				
<p>Major infrastructure requirements (transport schemes etc)</p>	<p>None identified</p>	<p>++</p>																																			
<p>Infrastructure capacity (schools / GPs / etc);</p>	<p>Primary Education: The 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="734 1034 1431 1404"> <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	<p>++</p>
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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

The nearest primary school is The Grove Primary School which is 790m to the north west of the site. The agreed capacity is 266 and there are currently 212 enrolled (Jan 2017). It is forecasted that in January 2021 there will be a capacity of 52 spaces.

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

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
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MEL6	37	6
MEL7	16	3
MEL8	11	2
MEL9	20	3
MEL10	62	10
Total	438	73

The nearest secondary education provision is 1km to the west 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.

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:

Melton Mowbray 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

	<p>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>A number of small industries developed in Melton Mowbray during the early part of the Industrial Revolution; the number of fine houses built in the town from the eighteenth century onwards reflects the towns increasing prosperity as commercial activity continued to increase. In the late eighteenth century the town became famous as a centre for foxhunting, attracting royalty, the nobility and gentry from all over country and Europe taking part. As a direct result and to accommodate that fraternity, several noteworthy hunting lodges and hotels with their associated stables, yards and utility buildings were built in close proximity to the allocation site, many of which survive in alternative use today.</p> <p>Immediately adjoining the site is St Mary’s Church. Naturally the focal point of the churchyard, and the wider conservation area, it is a large and impressive grade I listed church with its magnificent tall central tower. Whilst dating from Norman times the church also displays thirteenth, fourteenth, fifteenth and sixteenth century workmanship and was restored in the 1850’s by Scott. Pevsner considered that St. Mary’s was the stateliest and most impressive of all the churches in Leicestershire.</p> <p>Burton Street has always been the principal route into the</p>	<p>-</p>

town centre from the south. The northern end of the street was previously called Hog Market as the site of the pig market until the sixteenth century. Perhaps the most historic and best preserved street in the town it benefits from a fine array of impressive historic buildings. Virtually every property is either listed or notified as being of local interest. Three of the most important listed buildings in the town centre form an impressive group at the top end of the street, namely the grade I listed Church of St. Mary, grade II* Bede Houses and grade II* Anne of Cleves public house.

The site, currently in use as a municipal parking block, is a negative contributor to the character of the surrounding listed buildings, including St Mary's Church, and the CA as a whole. The Ordnance Survey map record of 1885 shows that the site was originally land to the rear of a burgage plot on Burton Street with public access separating the land from the boundary of the neighbouring property. Therefore this land has always been undeveloped and has been an important empty space in affording views to St Mary's from the parkland to the south and west. Views from Burton Street itself are screened by the linear form of buildings, mostly unlisted two storey C19 structures.

Therefore development on this site will result in extensive change, both negatively and positively, on the character of the conservation area, the setting of St Mary's Church and the listed buildings on both sides of Burton Street. The low-rise linear form of Burton Street, which fluctuate from late C17, C18 to C19 buildings, are highly characterful and it would be an insurmountable challenge to introduce new development in this area which could seamlessly integrate into the surroundings. However, the present municipal car park is a negative contributor to the area and as such its removal is positive, while sensitive

	development could mitigate the unavoidable harm, most prominently the setting of St Marys Church. This would only be achievable through excellent design and landscaping, which was restricted to low-rise, with site lines maintained between the church and the parkland to the south and east, with buildings not exceeding the ridge height of the adjoining properties on Burton Street.	
Flooding/Drainage	<p>Adjacent to FZ3b. Most of the site on FZ3</p> <p>EA comments May 2017: This site lies completely within Flood Zone 3 the area at highest risk of flooding. This site will have to pass the sequential test. If this is possible it will also have to pass the exception test. One element of passing the exception test is the production of a Flood Risk Assessment that demonstrates that the site is safe and will not increase flood risk to others and that safe access and egress is available to the site.</p> <p>The site is underlain by aquifer and due to the previous / existing use as a car park land contamination may be an issue. Mobilisation of contaminants which could pollute the aquifer must be avoided.</p>	--
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No bio-diversity issues on site or off site implications. Adjacent to LWS.	++
TPO / Ancient woodland;	No TPOs/Ancient Woodland affected	++
Historic Park;	No part of the site adversely affects an HP	++
Technical constraints (contamination / land stability);	Potential contaminated land in two parts of the area. Minor works required.	+
Landscape designation (<i>influence report – designation</i>).	<i>Built up area</i>	++
Visual Impact	The site is tucked behind a main road running through the town, however it is adjacent to the park and surrounding heritage assets which would need consideration to limit the visual impact.	+

Agricultural Land classification	Built up area. No BMV on site	++
Noise or other pollutants	No noise/pollution data available	0

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	MP & Low pressure Mains along one boundary
Water Mains	Adjacent to eastern boundary
Sewers	Adjacent
Oil pipelines	None
Power lines	Low voltage line along one boundary

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 4: employment, 8: efficient use of land, 9: access to services, 10: social and economic inclusion, 14: health and 15: air quality. Potential significant negative effect was identified in relation to SA objective 6: biodiversity and geodiversity, 7: cultural heritage and 16: flood risk.

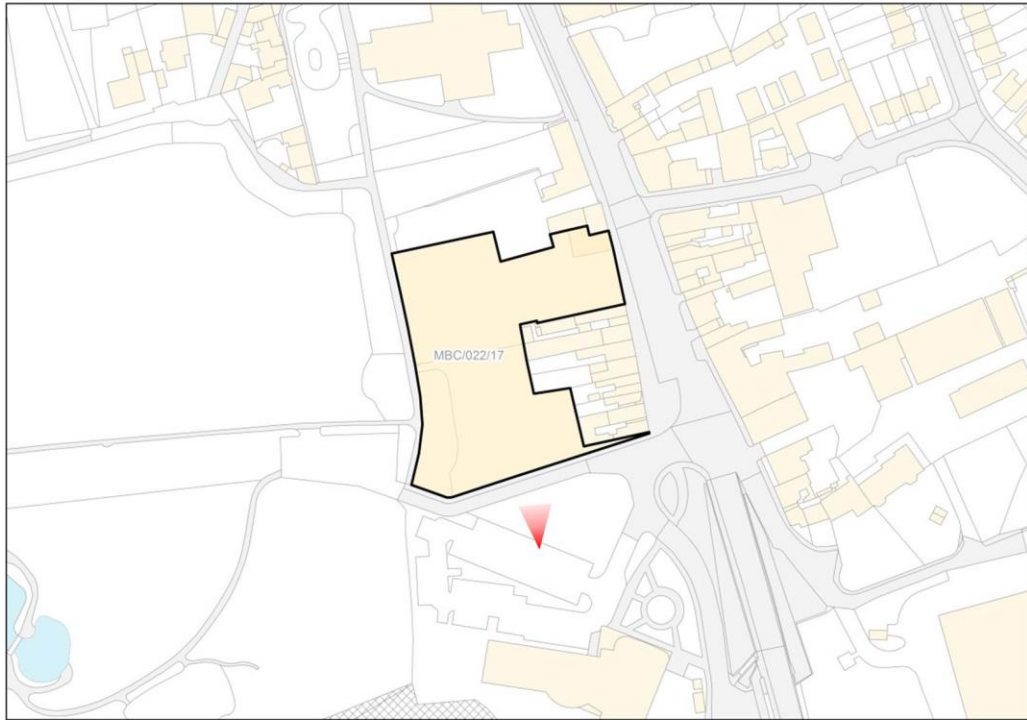
Viability	
Are there any known factors that impact on the viability of bringing the site forward?	No known issues.

Deliverability						
Is there any infrastructure required that would impact on delivery?	None 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?	Flooding, heritage, visual impact					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	Yes					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	Yes					
Is there agreement with the landowner/s that the site is available and deliverable?	No					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)		Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	Not identified
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
If only outline planning permission is granted, when is it intended to submit reserved matters application?	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/022/17


Burton Street

Melton Mowbray



Picture A:



Site Assessments – Melton Mowbray					
Site Reference	MBC/023/17				
Site Address	Pavilion Site, Willow Drive				
Settlement	Melton Mowbray				
Settlement Category	Town (MM)				
Gross Site Area	0.84ha				
Net Site Area & Reason	0.69ha (82.5% of 0.84ha)				
Capacity & Calculation Formula	21 (0.69ha @ 30dph)				
Planning History	None				
Land Owner/ Agent providing update	David Blanchard (MBC) Landowner	Last update received	09/03/2017	Assessment last updated	24/05/2017
Overall Summary					
<p>The site is well located, adjacent to the built up area however it currently has a pavilion and car parking for use with the open space located on it. The loss of these facilities without any proposals for replacement and how the development of this site would impact on the open space area and biodiversity it is not considered suitable or available for development at this time. It is not identified as an allocation.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Loss of facilities • Loss of car parking • Impact on open space • Impact on biodiversity 					
Headline Information					
Availability	Suitability	Deliverability	Viability		
Land is currently in use as a pavilion, car parking and part open space	The car parking and facilities would need to be retained and the site is on the edge of the country park. It is not considered that remainder of the site once this is taken into account would be suitable for allocation due to its limited scale.	No information on deliverability identified.	No known issues.		

Availability	
Is the land available for development now?	Land is currently in use as a pavilion, car parking and part open space so not currently available.
If the site is not available now, when will it become available?	Not identified
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); -- (Strong negative).
Meeting identified need;	More than 20 houses	++
Relationship / connectivity with host settlement;	Immediately adjacent	+
Access to services and facilities (by foot (ideally 800m ¹³) / bicycle (2km) or public transport.	Within 800m of services	++
Proximity to employment;	Within 800m of employment	++
Availability of public transport;	Frequent bus (< 1 hourly) within 400m. Town bus.	++
Brownfield land.	Mostly greenfield, the other half is a car park	-
Loss of employment or other beneficial use	Complete loss of a beneficial use (car park and LWS/LGS)	--
Access / including public footpath access;	No access constraints Highway Authority comments May 2017: The site located within 1km from the local Primary School and within 800m of a bus service .Willow Drive is an unclassified road subject to a 30mph speed limit .LCC are working with MBC to deliver MMTS. As part of the Local Plan development we have assessed the cumulative impact of growth in the town and may seek to secure appropriate contribution to support the strategy. Suitable site access with visibility splays and tracking would need	++

¹³ Mfs indicates 800 metres can be walkable.

	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.																										
Major infrastructure requirements (transport schemes etc)	None identified	++																									
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.</p> <p>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> </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	++
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Sherard	420	318	376	44
Swallowdale	372	362	497	-125

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

The nearest primary school is Brownlow Primary School which is 250m to the south 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.

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	1100	1145	1285	-185

Ferneley College Melton Mowbray				
Long Field Academy Melton Mowbray	800	546	670	130

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
MEL1	85	14
MEL2	120	20
MEL3	45	8
MEL4	26	4
MEL5	16	3
MEL6	37	6
MEL7	16	3
MEL8	11	2
MEL9	20	3
MEL10	62	10
Total	438	73

The nearest secondary education provision is 1.3km to the north of the site at John Ferneley College. 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.

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:

Melton Mowbray 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 site is located 650m outside of the conservation area and there are no listed buildings within 500m of the site.</p> <p>The site located outside of the Melton Mowbray conservation area, behind the light industrial units to the north of the town. It is not considered to impact on any of the surrounding heritage assets or the Melton town centre conservation area. The road itself is recognised on the HER as the historic Melton Grantham turnpike road, however development on this site will not alter this legibility whatsoever. The surrounding area are heavily developed C20 and C21 sites which in no way reflect the character of the historic core of Melton</p>	++
Flooding/Drainage	<p>Part of the area on Flood Zone 2</p> <p>EA comments May 2017: The site lies within Flood Zone 2 the area at medium risk of flooding. . This site will have to pass the sequential test. If this is possible it will also require to have a Flood Risk Assessment that demonstrates that the site is safe and will not increase flood risk to others and that safe access and egress is available to the site. 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;	Important bio-diversity on majority of the site	--
TPO / Ancient woodland;	No TPOs/Ancient Woodland affected	++
Historic Park;	No part of the site adversely affects an HP	++
Technical constraints (contamination / land stability);	Potential contaminated land on site. Minor works required	+
Landscape designation (<i>influence report – designation</i>).	<i>Built up area</i>	++
Visual Impact	Part of Local Green Space, development will therefore encroach on the open space, but mitigation may be	+

	possible to provide separation and limit the visual impact, as the site is on the very edge and is surrounded by built form to the west and south of the site.	
Agricultural Land classification	Built up area. No BMV on site	++
Noise or other pollutants	No noise/pollution data available	0

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	LP mains adjoins site
Water Mains	Water main adjoins the boundary
Sewers	1 sewer crosses the site and 1 runs along a boundary
Oil pipelines	None
Power lines	LV line runs across part of site

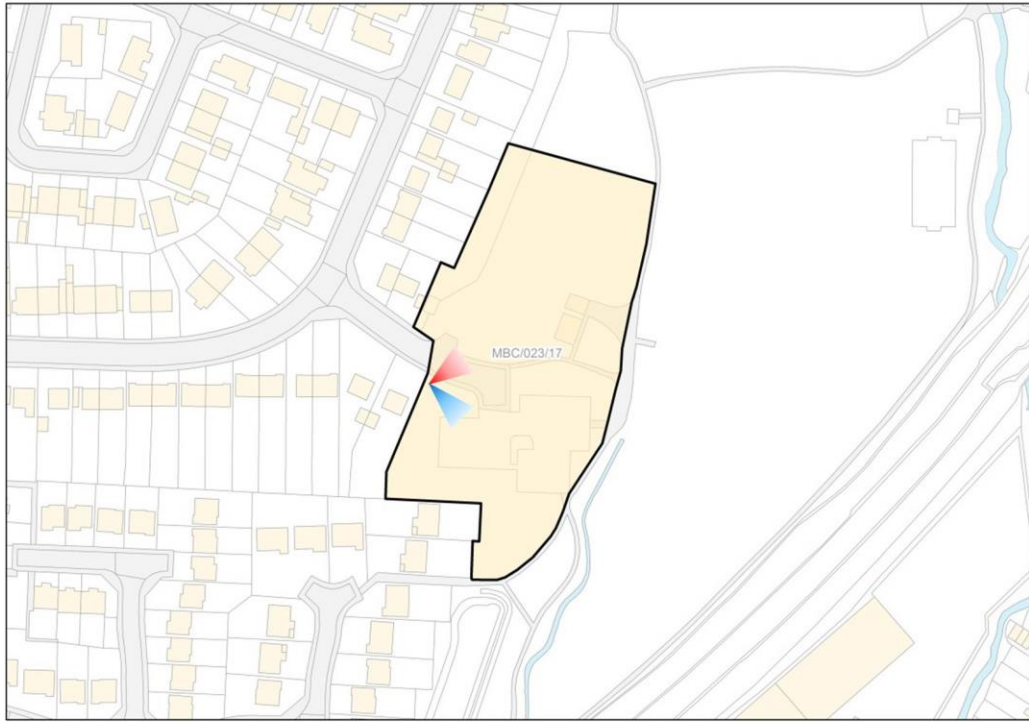
Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 4: employment, 9: access to services, 10: social and economic inclusion and 15: air quality. No potential significant negative effects were identified.

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	None					
If so, what are the requirements and associated timescales?	N/A					
What are the key constraints that need to be dealt with in order to bring the site forward?	Loss of existing uses, impact on open space and biodiversity					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	No					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	Yes					
Is there agreement with the landowner/s that the site is available and deliverable?	No					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)		Between 5 and 10 years (by 2026/27)		Beyond 10 years (after 2027/28)	Not identified
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
If only outline planning permission is granted, when is it intended to submit reserved matters application?	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/023/17

*Pavilion Site, Willow Drive
Melton Mowbray*

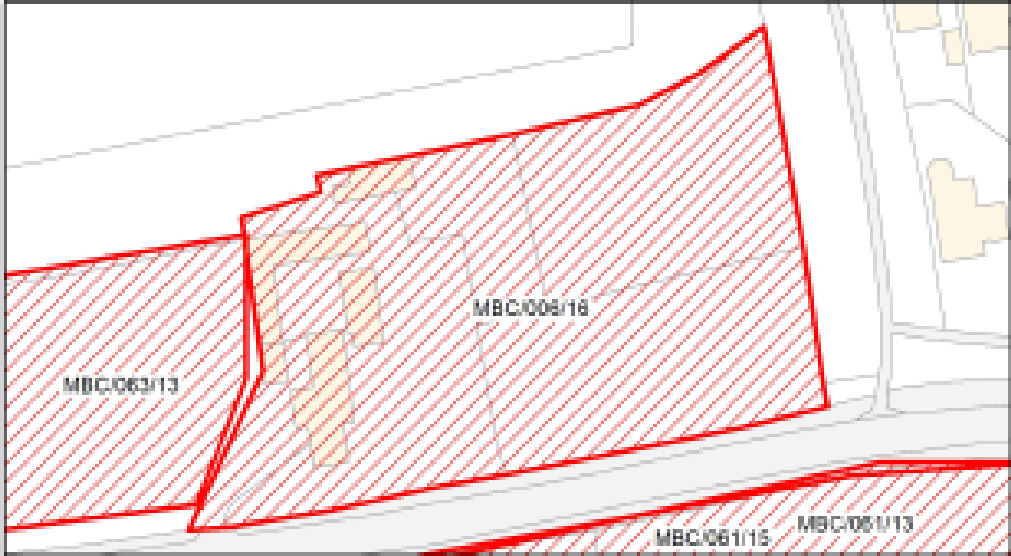


Picture A:



Picture B:



Site Assessments – Melton Mowbray					
Site Reference	MBC/006/16 (Initially MEL6)				
Site Address	Land north of Kirby Lane				
Settlement	Melton Mowbray				
Settlement Category	Town				
Gross Site Area	0.5ha				
Net Site Area & Reason	0.4ha				
Capacity & Calculation Formula	8 (planning permission granted)				
Planning History	16/00838/OUT granted for 8 dwellings (6 new builds, 1 barn conversion and 1 created by splitting the existing house into 2 units.				
Land Owner/ Agent providing update	Mrs Barson/ HSSP	Last update received	6 th January 2017	Assessment last updated	23 rd January 2017

Overall Summary			
<p>The site is adjacent the main town of Melton Mowbray. There are good connections to services and facilities and employment and good transport choice to Melton Mowbray town centre including walking, cycling and public transport. The site will be well contained within the built form once the Sustainable Neighbourhood has been completed. Whilst the site is technically within an Area of Separation, the proposed strategic site and recently approved Gladmans site to the west would leave the site wholly enclosed within the built up area. Site granted permission for 8 dwellings so removed from allocations.</p>			
Issues/ constraints to be mitigated			
<ul style="list-style-type: none"> • Access • Ecology • Existing trees and hedges • Developer contributions 			
Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Planning permission granted.	Land will be sold to developer. Delivery rates will be dependent on purchaser of site.	No known issues

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	Yes in the form of an outline planning application 16/00838/OUT

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); -- (Strong negative).
Meeting identified need;	Potential to accommodate some 16 Market and affordable houses.	+
Relationship / connectivity with host settlement;	The site is well contained within the urban area of Melton Mowbray and would be enclosed by the proposed Melton South SUE.	+
Access to services and facilities (by foot (ideally 800m ¹⁴) / bicycle (2km) or public transport.	The site is within 600 metres of local shops and 2km of Melton Mowbray town centre. Services and facilities are easily accessible on foot, or by bicycle.	++
Proximity to employment;	Within walking and cycling distance of employment opportunities including: 360m Leicester Road Estate 730m Melton Airfield 890m Melton & Kettleby Foods – Samworth Bros 1.7km Masterfoods Factory 2km Saxby Road Area	++
Availability of public transport;	Within 400 m of a very frequent bus service on Edendale Road and cycling distance of the train station and other local bus services.	++
Brownfield land.	Part Green field part Brownfield land.	0
Loss of employment or other beneficial use	Current residential use with garden land.	0
Access / including public footpath access;	Access onto Kirby Lane and good access to local footpath network.	++

¹⁴ 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:</p> <p>That the site be linked to the adjacent development to the East or included in any further future developments that may be identified in the neighbouring land. Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority. Consideration would need to be given to the national speed limit along the site frontage.</p>																																				
Major infrastructure requirements (transport schemes etc)	No major infrastructure requirements have been identified.	++																																			
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.</p> <p>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="618 1035 1317 1402"> <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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MEL7	16	4
MEL8	11	3
MEL9	20	5
MEL10	62	15
THOR1	13	3
THOR2	11	3
Total	462	112

The nearest primary school is Swallowdale Primary School which is 700m to the north east of the site. The agreed capacity is 372 and there are currently 362 enrolled (Jan 2017). It is forecasted that in January 2021 Swallowdale will be oversubscribed by 125 places.

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 1.1km to the north 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)
MEL1	85	14
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MEL10	62	10
Total	438	73

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:

Melton Mowbray is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are

	<p>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);	<p>No heritage assets have been identified on or around the site. The nearest listed building, Eye Kettleby Hall is located 1.2km to the south west. The site is outside Melton Mowbray conservation area, 1.5km to the south west of the boundary.</p> <p>580m to the north west is a Scheduled Monument, Medieval settlement remains immediately north east and 210m south east of White House Farm. Overall distance and the Leicester Road Estate provide separation from the site.</p>	++
Flooding/Drainage	The site is mostly within flood zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No specific designated habitats or species are identified on site.	++
TPO / Ancient woodland;	No Tree Preservation Orders on site or adjacent.	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	No technical constraints identified.	++

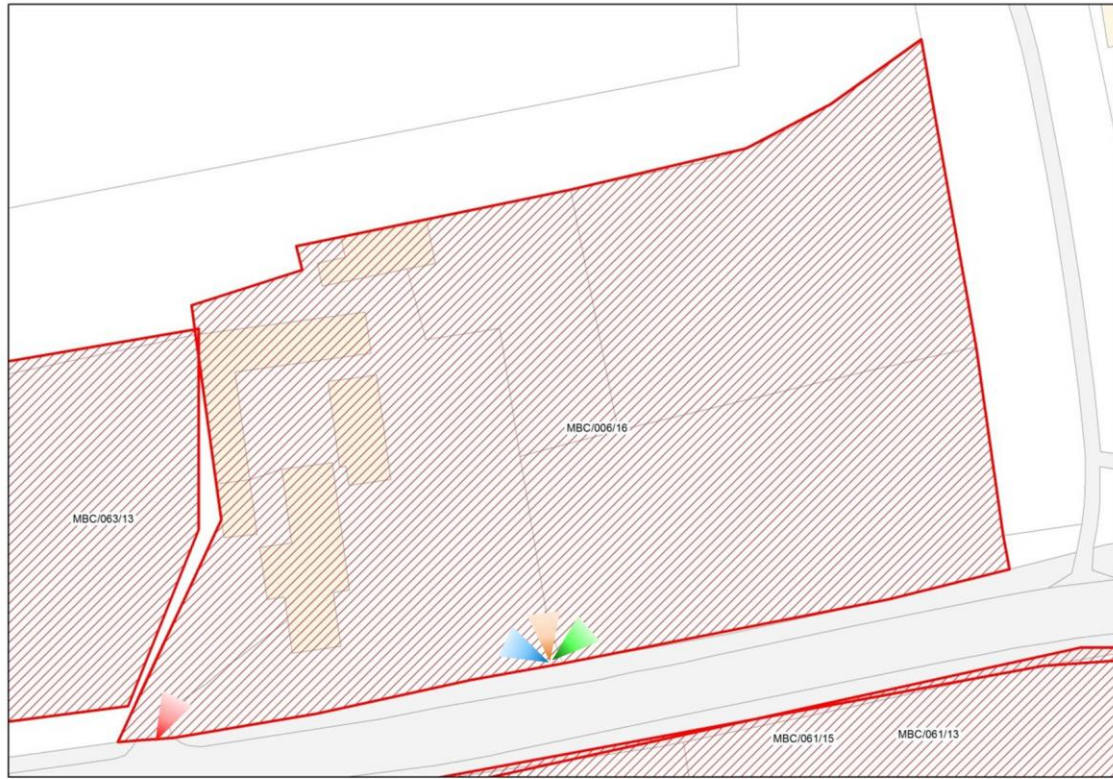
Landscape designation (<i>influence report – designation</i>).	Overall landscape sensitivity of this area to residential development is medium to high by virtue of the mostly intricate, small scale landscape and cultural pattern. Some individual elements within the area would have a higher sensitivity, e.g. areas of ridge and furrow, plus scheduled archaeology/ earthworks (which are prominent and clearly readable on the ground), due to their historic legacy value. It is recognised that the area has a lower sensitivity in visual terms due to the containment afforded by surrounding ridges (including the locally prominent one on which Burton Lazars is sited) and the folded valley landform which defines the southern hinterland of Melton Mowbray. The existing settlement is also prominent and not well integrated, as experienced in the local setting of the LCZ.	-
Visual Impact	The site is well related to the built form and would be entirely contained within the urban area when the Melton South SN is developed. At present the site is at the edge of 'urban fringe' which increases its sensitivity slightly.	+
Agricultural Land classification	N/A. Within built up area.	++
Noise or other pollutants	No noise or pollution implications have been identified.	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	Adjacent
Sewers	None
Oil pipelines	None
Power lines	None
Sustainability Appraisal Summary	
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 9: social inclusion, 10: poverty and deprivation and 15: energy efficiency. No potential significant negative effects were identified.	
Viability	
Are there any known factors that impact on the viability of bringing the site forward?	None aware of.

Deliverability						
Is there any infrastructure required that would impact on delivery?	New access to ensure maximum visibility splays.					
If so, what are the requirements and associated timescales?	Implementation as part of development.					
What are the key constraints that need to be dealt with in order to bring the site forward?	Access, ecology and proximity to existing trees and hedges.					
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 – in design of layout.					
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	Pending consideration	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	Outline planning application is currently pending consideration (16/00838/OUT). Reserved matters would be submitted once land has been sold as this would be left to developer and not the landowner.					
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?	Subject to purchaser of site.					
When is it expected that the first dwelling on site will be completed?	Subject to purchaser of site.					
What is the planned phasing of delivery?	Subject to purchaser of site.					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	Subject to purchaser of site.					
When is it envisaged that the affordable housing element will be delivered?	None included in current outline scheme as it is below the threshold.					

MBC/006/16

Land north of Kirby Lane
Melton Mowbray



Picture A:



Picture B:

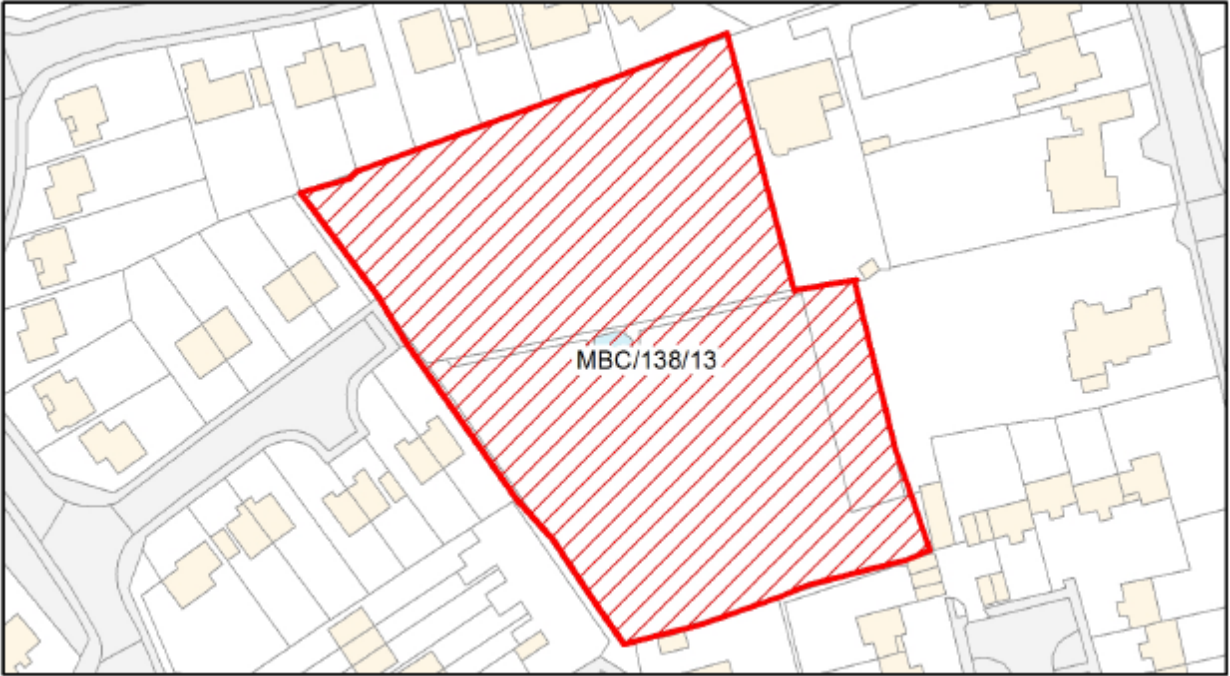


Picture C:



Picture D:



Site Assessments – Melton Mowbray					
Site Reference	MBC/0138/13 (Initially MEL12)				
Site Address	Land at the rear of 74 and 88 Dalby Road (Swale Close)				
Settlement	Melton Mowbray				
Settlement Category	Town				
Gross Site Area	0.82ha				
Net Site Area & Reason	0.68ha (82.5% of 0.82ha)				
Capacity & Calculation Formula	7 (0.68ha @ 40 dph = 27 however reduced to 7 due to access constraint)				
Planning History	08/00969/FUL refused for 30 dwellings. Current application 16/00898/OUT for 7 dwellings pending consideration				
Land Owner/ Agent providing update	Mr Chimento; Mr Wright	Last update received	15 th December 2016	Assessment last updated	25 th January 2017
Overall Summary					
<p>The site is adjacent to the main town of Melton Mowbray. There are good connections to services and facilities and employment and good transport choice to Melton Mowbray town centre including walking and cycling. The site is well contained within the built form. The principle of residential development has been considered through planning application 08/00969/FUL and subsequently tested at appeal APP/Y2430/A/09/2110525. Whilst no adverse impact on the character of the area was identified, the application and subsequent appeal were refused on unsatisfactory access grounds. Planning permission has been granted for 7 dwellings and therefore this site is removed from the allocations.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> • Access; • Retention of important trees; • The level of contribution required in order to meet infrastructure requirements. 					

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Suitable subject to an acceptable access being designed into a scheme	Landowners have confirmed that site is deliverable within 5 years	No issues raised
Availability			
Is the land available for development now?		Yes	
If the site is not available now, when will it become available?		N/A	
How many landowners are involved in the site?		2	
Has written confirmation been received from all landowners to confirm the land is available?		Confirmation provided by both landowners by telephone on 15 th December 2016. Planning application submitted.	

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Potential to accommodate Market and affordable houses.	+
Relationship / connectivity with host settlement;	The site is well contained within the urban area of Melton Mowbray.	++
Access to services and facilities (by foot (ideally 800m ¹⁵) / bicycle (2km) or public transport.	The site is within 800m walking distance of Melton Mowbray town centre. Services and facilities are easily accessible on foot, or by bicycle. There are multiple retail, employment, leisure, administrative, health and education services nearby.	++
Proximity to employment;	Within walking and cycling distance of employment opportunities including: <ul style="list-style-type: none"> • 0.62km from Leicester Road Estate • 1.03km from Masterfoods • 0.99km from Tuxford & Tebbut • 1.36km from Pera Business Park • 1.18km from Snow Hill • 1.36km from Jeldwen • 1.66km from Thorpe Road • 1.74m from Saxby Road 	++

¹⁵ Mfs indicates 800 metres can be walkable.

	<ul style="list-style-type: none"> • 1.68km from Hudson Road • 1.45km from Leicester Road • 1.73km from Melton & Kettleby Foods 	
Availability of public transport;	Within 650m walking distance of Melton Mowbray train station and other local bus services.	++
Brownfield land.	Greenfield site.	--
Loss of employment or other beneficial use	No beneficial use identified.	0
Access / including public footpath access;	<p>Appeal APP/Y2430/A/09/2110525 dismissed on access grounds (insufficient visibility). There is potential access from Swale Close. If highway concerns can be overcome there is a well-established network of footpaths to Melton Mowbray town centre and beyond to local services & facilities and employment sites.</p> <p>Highway Authority Response December 2016: The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p> <p>Concept proposal and supporting information would be required (>25dw) on submission of application.</p>	-
Major infrastructure requirements (transport schemes etc)	No major infrastructure requirements have been identified.	++
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.</p> <p>The Local Education Authority have not raised any of the</p>	++

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

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

The nearest primary school is Swallowdale Primary School

which is 550m to the south of the site. The agreed capacity is 372 and there are currently 362 enrolled (Jan 2017). It is forecasted that in January 2021 Swallowdale will be oversubscribed by 125 places.

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

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
MEL1	85	14
MEL2	120	20
MEL3	45	8
MEL4	26	4
MEL5	16	3
MEL6	37	6
MEL7	16	3
MEL8	11	2
MEL9	20	3

MEL10	62	10
Total	438	73

The nearest secondary education provision is 660m to the north west 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.

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:

Melton Mowbray 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 1 st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No impacts on heritage assets have been identified. Nearest listed building is the Administration and X ray department at Melton & District War Memorial Hospital – 310m to the east. Site is located 460m outside the conservation area boundary for Melton Mowbray.	++
Flooding/Drainage	The site wholly within flood zone 1. Development is unlikely to be at risk of flooding.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No bio-diversity implications have been identified. <ul style="list-style-type: none"> • 645m from protected species, Great Crested Newts and badgers. • 675m from Local Wildlife Site – Melton Mowbray Railway Sidings. 	++
TPO / Ancient woodland;	A group TPO lies to the south of the site. No trees within the site are protected. However, some mature species exist that may be worthy of retention.	0
Historic Park;	None	++
Technical constraints (contamination / land stability);	No technical constraints (other than access) have been identified.	++
Landscape designation (<i>influence report – designation</i>).	The site is well contained within the urban form and therefore there are no ‘landscape’ character implications.	++
Visual Impact	The site is well contained within the built up area and not widely visible from adjacent ‘public spaces’. There are several mature trees within the site and on site boundaries. There are some views into the site from Swale Close.	+
Agricultural Land classification	N/A. Within built up area.	++
Noise or other pollutants	No noise or pollution constraints have been identified.	++

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

Sustainability Appraisal Summary

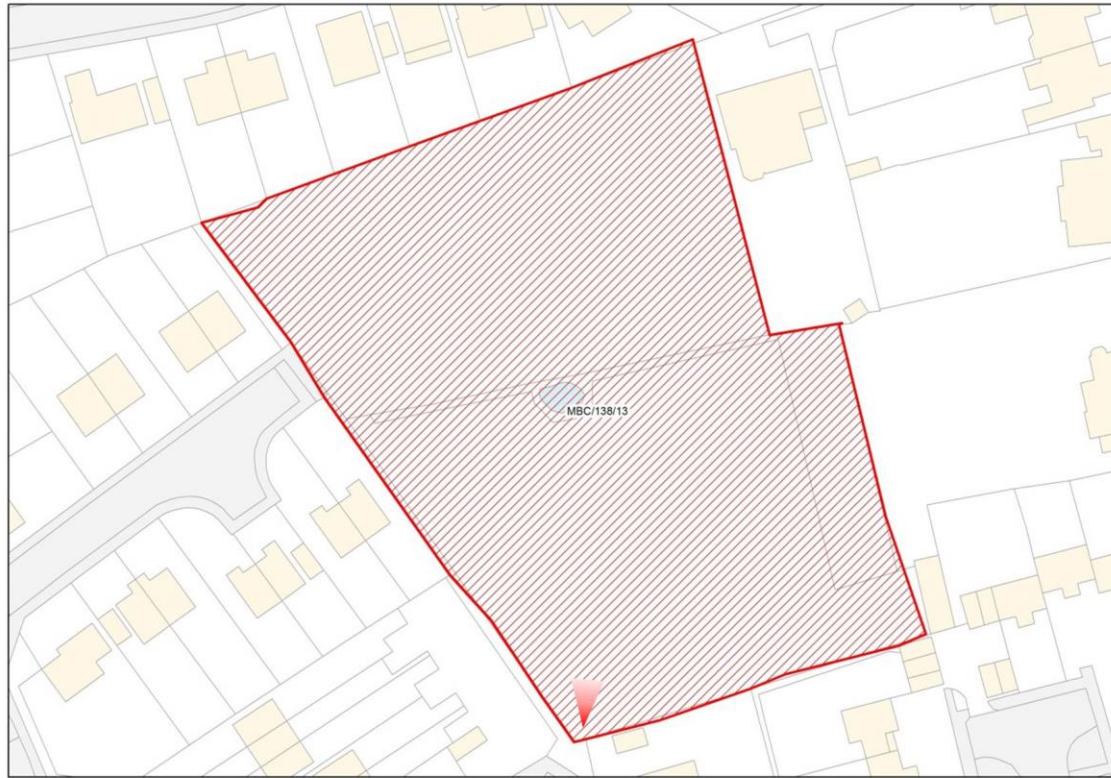
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 4: employment, 9: social inclusion, 10: poverty and deprivation and 15: energy efficiency. A potential significant negative effect was identified in relation to SA objective 6: biodiversity and geodiversity. This issue will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

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

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?	Suitable 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	16/00898/OUT under consideration	No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	N/A					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	Dwellings to be delivered within two years of gaining outline permission					
When is it expected that the first dwelling on site will be completed?	Dwellings to be delivered within two years of gaining outline permission					
What is the planned phasing of delivery?	One phase of delivery					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	None					
When is it envisaged that the affordable housing element will be delivered?	N/A with current application as under 11 dwellings proposed.					
Note of Phone calls 15th December 2016	Mr Chimento referred to the planning application and the design and access statement for the information requested. Mr Chimento stated that the land is available now and both he and Mr Wright were in agreement for the land to be developed. Intend to commence development within the next 2 years if the outline planning application is approved. Spoke to Mr Wright 15 th December 2016, who also confirmed the agreement was in place and the timescales above for the development.					

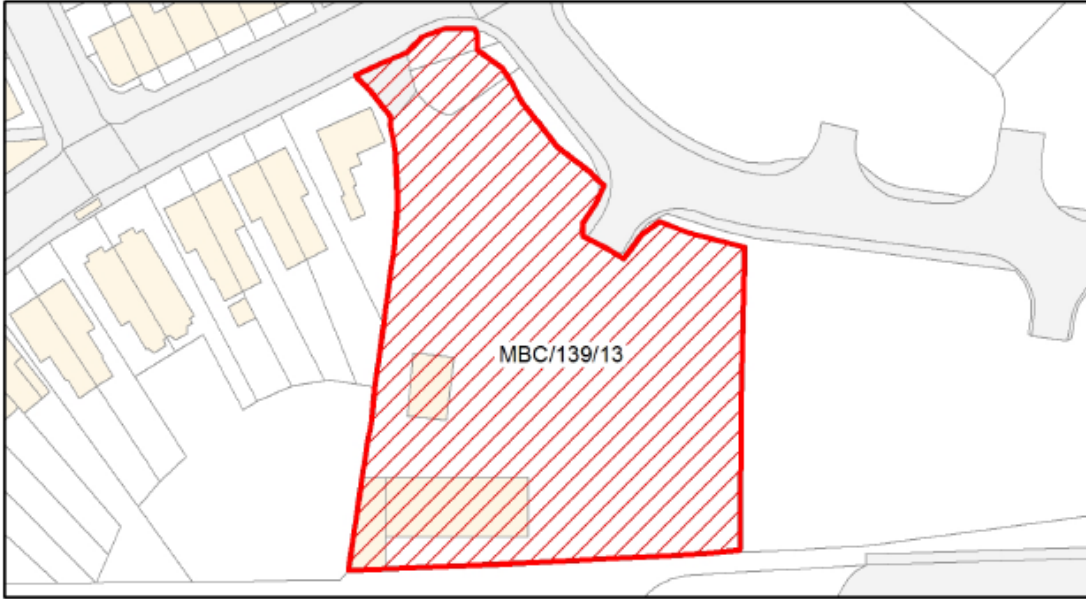
MBC/138/13

Land to the rear of 74 and 88 Dalby Rd (Swale Close)
Melton Mowbray



Picture A:



Site Assessments – Melton Mowbray					
Site Reference	MBC/139/13 (Initially MEL9)				
Site Address	Melton Building Supplies, Thorpe Road				
Settlement	Melton Mowbray				
Settlement Category	Town				
Gross Site Area	0.4ha				
Net Site Area & Reason	0.4ha				
Capacity & Calculation Formula	0 (land not available - (0.4ha @ 40 dph = 16))				
Planning History	06/00377/OUT proposal for 2-storey housing development (not issued as a result of the s.106 agreement not being completed)				
Last update received from Landowner/Agent	Angela Rennie – HSSP Architects	Last update received	6 th January 2017	Assessment last updated	23 rd January 2017
Overall Summary					
<p>The site is within the main town of Melton Mowbray. There are good connections to services and facilities and employment and good transport choice to Melton Mowbray town centre including walking and cycling. The site is well contained within the built form. The principle of residential development has been considered through planning application 06/00377/OUT. Conditional Planning Permission was granted subject to completion of a legal agreement. The site could be suitable subject to concerns over noise and disturbance over the adjacent employment uses being overcome. Agent has confirmed that landowner no longer wishes to pursue residential development on the site.</p>					
Issues/ constraints to be mitigated					
<ul style="list-style-type: none"> Noise and disturbance from adjoining employment uses; SI to investigate potential contamination; The level of contribution required in order to meet health care and other necessary infrastructure requirements. 					
Headline Information					
Availability	Suitability	Deliverability	Viability		
Land no longer available as landowner does not want to develop the site for housing	Planning permission granted previously but s106 not agreed. Site assessment concluded site is suitable for development.	Land no longer available as landowner does not want to develop the site for housing	No known issues		

Availability	
Is the land available for development now?	No
If the site is not available now, when will it become available?	Landowner does not want to develop the land for housing
How many landowners are involved in the site?	1
Has written confirmation been received from all landowners to confirm the land is available?	N/A

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); -(negative); - - (Strong negative).
Meeting identified need;	Potential to accommodate 23 Market and affordable houses.	+
Relationship / connectivity with host settlement;	The site is well contained within the urban area of Melton Mowbray.	++
Access to services and facilities (by foot (ideally 800m ¹⁶) / bicycle (2km) or public transport.	The site is within 500m walking distance of Melton Mowbray town centre. Services and facilities are easily accessible on foot, or by bicycle. There are multiple retail, employment, leisure, administrative, health and education services nearby.	++
Proximity to employment;	Within walking and cycling distance of employment opportunities in Melton Mowbray including: <ul style="list-style-type: none"> • 0.28km Thorpe Road • 0.41km Saxby Road • 0.51km Hudson Road • 0.46km Masterfoods • 0.61km Snow Hill • 1.13km Pera Business Park • 1.35km Leicester Road Estate • 0.35km Jeld-wen • 0.41km Tuxford & Tebbutt 	++
Availability of public transport;	Within 1.2km walking distance of Melton Mowbray train station and other local bus services.	++
Brownfield land.	Brownfield site.	++
Loss of employment or other beneficial use	Currently occupied by a builder's merchants. Some	-

¹⁶ Mfs indicates 800 metres can be walkable.

	employment on site.																																				
Access / including public footpath access;	<p>Vehicular access is available form Dee Close. There is a well-established network of footpaths to Melton Mowbray town centre and beyond to local services & facilities and employment sites.</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:</p> <p>Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with Highway Authority.</p>	++																																			
Major infrastructure requirements (transport schemes etc)	No major infrastructure requirements have been identified.	++																																			
Infrastructure capacity (schools / GPs / etc);	<p>Primary Education: 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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MEL6	37	9
MEL7	16	4
MEL8	11	3
MEL9	20	5
MEL10	62	15
THOR1	13	3
THOR2	11	3
Total	462	112

The nearest primary school is Brownlow Primary School which is 200m to the north 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.

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

Ref	Site Capacity	No. of school places generated (0.167 per dwelling)
MEL1	85	14
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MEL4	26	4
MEL5	16	3
MEL6	37	6
MEL7	16	3
MEL8	11	2
MEL9	20	3
MEL10	62	10
Total	438	73

The nearest secondary education provision is 1.8km to the north of the site at John Ferneley College. 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.

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: Melton Mowbray 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);	No impacts on heritage assets have been identified. 416m outside of the Melton Mowbray Conservation Area boundary. 430m to the nearest listed building, Roman Catholic Church of St John.	++
Flooding/Drainage	The site wholly within flood zone 1. Development is unlikely to be at risk of flooding.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No bio-diversity implications have been identified.	++
TPO / Ancient woodland;	No trees within the site are protected.	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	No technical constraints have been identified.	++

Landscape designation (<i>influence report – designation</i>).	The site is well contained within the urban form and therefore there are no 'landscape' character implications.	++
Visual Impact	The site is currently characterised by outside storage and is highly visible from Thorpe Road and Dee Close. The current use results in a low quality environment and there are potential benefits for a high quality scheme to result in an improved environment.	++
Agricultural Land classification	N/A. Within built up area.	++
Noise or other pollutants	The implications for noise and other pollutants from the adjoining employment estate and vehicle emissions from the A607 will need to be carefully assessed.	0

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	Yes – Underground Cable (LV) located along one boundary.

Sustainability Appraisal Summary
Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 4: employment, 8: land use (although this score is part of a mixed effect overall), 9: social inclusion, 10: poverty and deprivation, 14: health and 15: energy efficiency. There were no potential significant negative effects identified for this site in relation to the SA objectives.

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	N/A					
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?	N/A					
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?	N/A					
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)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	
If only outline planning permission is granted, when is it intended to submit reserved matters application?	N/A					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	N/A					
How long has been allowed for site preparation works?	N/A					
When is it expected that the first dwelling on site will be completed?	N/A					
What is the planned phasing of delivery?	N/A					
Are there any events that might change the delivery (such as other sites being prioritised elsewhere)?	N/A					
When is it envisaged that the affordable housing element will be delivered?	N/A					

MBC/039/13

Melton Building Supplies, Thorpe Road
Melton Mowbray



Picture A:



Picture B:



Site Assessments – Melton Mowbray					
Site Reference	MBC/049/13				
Site Address	Spreckley's Farm, Burton Road				
Settlement	Melton Mowbray				
Settlement Category	Town				
Gross Site Area	83.95ha (84.8ha - 0.85ha removed which is in flood zone 3b)				
Net Site Area & Reason	41.98ha (50% of 83.95ha)				
Capacity & Calculation Formula	1259 (41.98ha @ 30 dph)				
Planning History	None				
Land Owner/ Agent providing update	Martin Herbert - Brown & Co	Last update received	9 th February 2017	Assessment last updated	9 th February 2017

Overall Summary
<p>The site is well connected to the main town of Melton Mowbray. The site would allow good connections to services and facilities and employment and offers a good transport choice including walking and cycling. The site has the potential to provide a section of the Melton Relief Road. Any scheme would need to be of high quality and respect the landscape context and offer a high quality urban edge. The site area should be limited to that within the line of the notional relief road should be included to provide a defensible boundary and to maintain the Area of separation between Burton Lazars and Melton Mowbray. Whilst the site is considered potentially suitable, the scale of the site is however too large for Melton Mowbray when considered in addition to the two Sustainable Neighbourhoods and therefore is ranked lower and not allocated.</p>
Issues/ constraints to be mitigated
<ul style="list-style-type: none"> • Provision of affordable housing • Requirement for education facilities on site • Sustainable transport solutions and contributions to sustainable travel • Level of contribution required in order to meet health care and other infrastructure requirements. • Landscape impact • Noise from railway

Headline Information			
Availability	Suitability	Deliverability	Viability
Land available now	Site assessment concluded that the site was potentially suitable for development.	The landowners are promoting the site and are looking to engage with a developer shortly to progress the site.	No issues raised

Availability	
Is the land available for development now?	Yes
If the site is not available now, when will it become available?	N/A
How many landowners are involved in the site?	4
Has written confirmation been received from all landowners to confirm the land is available?	Land owned by a group of family members who have instructed Brown & Co to promote the land on their behalf

Suitability		
Consideration	Comments	Potential Impact ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong negative).
Meeting identified need;	Potential to accommodate some 500+ Market and affordable houses.	+ +
Relationship / connectivity with host settlement;	Adjacent to the sub-regional centre of Melton Mowbray. The potential Melton relief Road could create a strong defensible boundary.	+ +
Access to services and facilities (by foot (ideally 800m ¹⁷) / bicycle (2km) or public transport.	c.1.6km to Melton Mowbray town centre. Services and facilities are accessible by bicycle and public transport. Walking to town centre services and facilities is possible but at the limits of a walkable neighbourhood.	+
Proximity to employment;	Within walking and cycling distance of employment opportunities including: 700m Masterfoods Factory 1km Tuxford & Tebbutt 1km Asfordby Haulage and Storage	++

¹⁷ Mfs indicates 800 metres can be walkable.

	1km Hudson Road Estate 1.3km Jeld-Wen 1.7km Leicester Road Estate 2km PERA Business Park	
Availability of public transport;	The 19 and 113 bus services run frequently to Melton Mowbray town centre. The 19 service operates hourly and 113 service 2 hourly service Mon-Sat daytime to Melton Mowbray.	++
Brownfield land.	Greenfield land	--
Loss of employment or other beneficial use	Land currently in agricultural use.	0
Access / including public footpath access;	There are public footpaths within the site linking to Burton Lazars. There is direct access onto the public highway A607 with footpath links to Melton Mowbray town centre. There are direct footpath links to Saxby Road industrial estate and Melton Mowbray town centre.	+
Major infrastructure requirements (transport schemes etc)	The proposed site could form part of the eastern section of the Melton relief road. Detailed junction design will help to identify whether significant transport infrastructure will be required. Contributions likely to be required towards the relief road.	0
Infrastructure capacity (schools / GPs / etc);	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.	++

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
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MEL7	16	4
MEL8	11	3
MEL9	20	5
MEL10	62	15
THOR1	13	3
THOR2	11	3
Total	462	112

The nearest primary school is Sherard County Primary School which is 140m to the east of the site. The agreed capacity is 420 and there are currently 318 enrolled (Jan 2017). It is forecasted that in January 2021 there will be a capacity of 44 spaces.

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 2km to the west 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)
MEL1	85	14
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NHS Hospital Health Services:

St Mary's Hospital is the only hospital in the borough, and is

	<p>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: Melton Mowbray is covered by Latham House Medical Practice and Asfordby Surgery which have 35,600 registered patients who are served by 20 GPs. All of the general practice surgeries within the borough are currently accepting new patients. This suggests that there is some capacity in the existing provision to accommodate some of the planned growth. No objections have been raised by the East Leicestershire and Rutland Clinical Commissioning Group who are responsible for the Latham House Medical Practice and Asfordby Surgery.</p> <p>NHS Dentist Services: A new General Dental Service in Melton Mowbray to provide urgent and routine care between 8 am to 8pm, 7 days a week, 365 days a year including all bank holidays is due to be operational from 1st December 2017. At present, there are 6 dentist facilities in the Borough. Oasis Dental Clinic, High Street Dental Care, Park Road Dental Practice, The White House Dental Practice and Melton Orthodontics are all located in the town of Melton Mowbray. Bottesford Dental Practice is the only facility outside of the town, located in the village of Bottesford. Dental provision can fluctuate in volume according to the demand for private services. It is identified that the demand for dental care is met partly by the private market.</p>	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	The site is located outside of the Melton Mowbray conservation area, 1km from the boundary. The nearest listed buildings are	+

	located in Burton Lazars to the south of the site. Grade II* listed Squire Monument and the Church of St James are located 250m from the site. To the north, the site is located 660m from the nearest listed building, 17 Brook Lane. 270m to the south west of the site is a scheduled monument, St Mary and St Lazarus Hospital, moated site and two fishponds, Burton Lazars. Distance separation and use of topography could mitigate the potential impacts.	
Flooding;	A small part of the southern section of the site is within floodzone 3a / 3b.	+
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	The eastern extremity of the site is adjacent to the River Eye SSSI. There are no Local Wildlife sites or Candidate Local Wildlife Sites and no protected species identified. A couple of ponds on the site will need to be assessed for the presence of Greta Crested Newts.	+
TPO / Ancient woodland;	No Tree Preservation Orders on site. Block TPO to the west.	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	No technical constraints identified. However, design of the relief road and access onto the A607 is a key issue.	--
Landscape designation (<i>influence report – designation</i>).	LCZ 4: Melton Mowbray Southeast The landscape sensitivity is medium to high 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. The openness also contributes to the separation between Melton Mowbray and Burton Lazars, and is also sensitive for this reason. These characteristics should be conserved. Sensitive design that seeks to create a high quality edge to the town and utilises the topography would be required.	-
Visual impact	The site is partly visible from public areas when travelling north along the A606 Burton Road towards Melton Mowbray. The countryside is mostly open. The proposal would have an impact on the open character of the countryside in this location.	-
Agricultural Land classification	A very small section of the land is best and most versatile agricultural land. This could be retained through appropriate masterplanning.	+
Noise or other pollutants	None identified. The noise and air quality impacts of the A607 will need detailed consideration. Noise from the adjacent railway is a consideration but capable of mitigation.	++

Constraints impacting on site area and capacity	
High pressure gas pipelines	None
Low Pressure gas pipelines	None
Water Mains	Along some of boundaries
Sewers	None – 1 sewer cuts across southern access road
Oil pipelines	Small area of northern part of site is within the 500m buffer zone (4.8ha)
Power lines	Yes – HV lines cross the site in 3 places

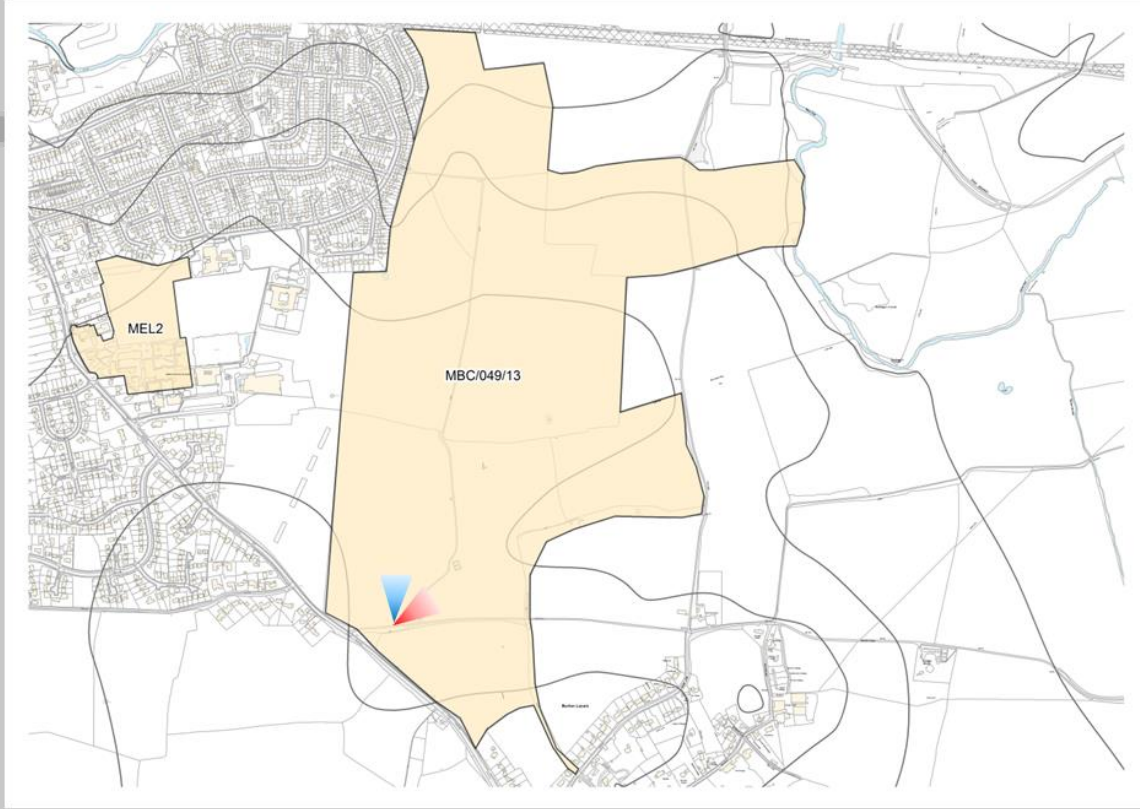
Sustainability Appraisal Summary	
<p>The site is identified as Melton South East SUE in the Sustainability Appraisal Report. Potential significant positive effects were identified for this site in relation to SA objectives 1: housing, 3: transport and 15: energy efficiency. Potential significant negative effects included 5: landscape and 8: efficient use of land and resources.</p> <p>The southern part of the SUE would extend within an Area of Separation which has been identified between Melton Mowbray and Burton Lazars. As such, the development of this area would contribute to the coalescence of these two settlements. The landscape sensitivity of the area to the south east of Melton Mowbray, which this potential SUE lies within, is classed as being of medium-high sensitivity to development¹³¹. This is due to the 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 and the impacts on the Area of Separation. A potential significant negative effect on the landscape is therefore identified as a result of large-scale development here. However, this is currently uncertain given that the exact effect will depend on the design of any development and considering that there may be potential for mitigate of these effects. It is noted that the Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study sets out some design guidance which may help to mitigate effects on the landscape, including that any development should seek to achieve a gradation of development density to the outer edges, linked with new green space provision. This should also be tied in with reduced building storey height (maximum of two storeys to the edge) to reduce perception of built mass, and a simple, muted materials palette including timber, painted render and local brick. Green and brown/turf roofs may also be appropriate to the most prominent locations to help visually integrate townscape and landscape. Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of further urbanising influences.</p> <p>The area covered by the potential SUE comprises greenfield land which is mainly Grade 3b Agricultural Quality, although there are areas of Grade 3a Agricultural Land. The development of this area would therefore result in the loss of high quality agricultural land. The northern part of the SUE would extend within of a sand and gravel Mineral Consultation Area (MCA) which may result in the sterilisation of minerals although it may be possible to explore opportunities for prior extraction. Overall, a significant negative effect is expected on this SA objective.</p>	

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

Deliverability						
Is there any infrastructure required that would impact on delivery?	The distributor road					
If so, what are the requirements and associated timescales?	Unknown in relation to this site					
What are the key constraints that need to be dealt with in order to bring the site forward?	Contributions					
Are these fixed constraints that need to be designed into a scheme in order for the site to come forward?	Yes					
Do any of these constraints need to be overcome or mitigated in order for the site to come forward?	Yes					
Is there agreement with the landowner/s that the site is available and deliverable?	Yes					
When is it expected that the land will come forward and the site be delivered?	Within the next 5 years (by 2020/21)		Between 5 and 10 years (by 2026/27)	Yes	Beyond 10 years (after 2027/28)	
Has the site got planning permission?	Full (or outline with reserved matters)		Outline		No permission	X
If only outline planning permission is granted, when is it intended to submit reserved matters application?	N/A					
If there is no planning permission currently granted, when is it intended that a planning application will be submitted?	Not identified. Agent confirms however the landowners are engaging with developer to progress the site					
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/049/13

Spreckley's Farm, Burton Road
Melton Mowbray



Picture A:



Picture B:

