

### Site details

Settlement	Bottesford	
Site Address	Land Adj. 8 Easthorpe Road	
SHLAA ref (if available)	MBC/10/13 & MBC/10/15	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history		
Site Area	Gross site area: 1.56 ha	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 47 (from SHLAA form)	Net Capacity: (@30/40dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is less than 0.5 km of the village centre. Adopted footways provide opportunities for walking. Bus services run regularly through the village giving access to Melton, Bingham and Grantham	++

Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>The site sits (S/E/W/N) of the centre less than 500m distance. Services and facilities are easily accessible on foot, bicycle and public transport.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located within 200 metres of the site.</p> <p>The Train Station is within 500m distance from the site.</p>	
Proximity to employment;	Within cycling and walking distance of employment opportunities in Bottesford village centre (500m), Rectory Lane (600m), Winterbeck Industrial estate, Orson Lane and Longedge Lane (1.1km)	++
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham&lt;-&gt;Grantham where connections can be made to other cities/places.</p>	+
Brownfield land.	No	--

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

Loss of employment or other beneficial use	No	0
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Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	Well related to village, footpath to the south of the site linking to VH and centre. LCC highways comments:  Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with the Highway Authority. Improvements to walking from the site into the village.	++
Major infrastructure requirements (transport schemes etc)	Minor highway improvements	+
Infrastructure capacity (schools / GPs / etc);	The GP and Dental services operate in the village and they have capacity .....??  Bottesford CofE Primary School and Bottesford Belvoir High School have capacity  x Primary Places x Secondary places	++

Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>Small part of the site is within CA and would need to consider the setting of the CA.</p> <p>SM “The Manor” opposite and is a LB. Setting of the LB and SM need careful consideration</p>	+
Flooding/Drainage	<p>The village is constrained due to much of it falling within the flood zones 2 and 3.</p> <p>The majority of the site falls within flood zone 3, part of the site is in zone 2. Very little of the site is not within zone 3.</p>	--
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Candidate wildlife site outside the southern boundary	0
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation ( <i>influence report – designation</i> ).	LCZ3 Bottesford South East. This LCZ has <b>high</b> overall landscape sensitivity to residential development by virtue of its role in forming the intrinsic setting to the historic hamlet of Easthorpe and separation between settlements of differing characters. Aspects such as the intimate/small scale and	--

	<p>largely intact landscape pattern, and medieval ridge and furrow field systems would also be highly sensitive due to the historic legacy and their vulnerability to residential development, as well as their functional relationship to the settlement's evolution.</p> <p>The site falls within the Area of Separation for Bottesford and Easthorpe. The area is considered to be sensitive to development and important for maintaining the individual character of the two settlements.</p>	
Visual Impact	The site is well related to Bottesford but fills natural break between settlements, would potential merge villages.	-
Agricultural Land classification	2	--
Noise or other pollutants	No	0

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;		+

Known market constraints;		++
Land ownership constraints;	Ownership unknown but consent given	0

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

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

#### **Sustainability Appraisal summary**

N/A

#### **Overall summary**

Site relates to settlement but is within area of separation and close to SM and heritage assets. The site also lies in flood zone 3 and high grade agricultural land classification. Consider the site unsuitable for allocation.

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

No mitigation can overcome settlement fringe issues, flood risk or agricultural land classification constraints.

Consultation Responses
No Consultation comments

### Site details

Settlement	Bottesford	
Site Address	Land off Grantham Road	
SHLAA ref (if available)	MBC/011/13 & MBC/011/15	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	11/0338/OUT	
Site Area	Gross site area: 2.87	Net site area: 1.2
Site capacity (based on SHLAA assessment)	Gross Capacity: 84 (from SHLAA form)	Net Capacity: 37 (@30/40dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 1km of the village centre. Adopted footways provide opportunities for walking Bus services run regularly through the village giving access to Melton, Bingham and Grantham	+

Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>The site sits east of the centre within 1 km distance. Services and facilities are easily accessible on foot, bicycle and public transport.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located within 800 metres of the site on Grantham Road.</p> <p>The Train Station is within 700m distance from the site.</p>	+
Proximity to employment;	Within cycling and walking distance of employment opportunities in Bottesford village centre (1 km), Winterbeck Industrial estate, Orson Lane and Longedge Lane ( 1.8 km), Rectory Lane (1km)	+
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham&lt;-&gt;Grantham where connections can be made to other cities/places.</p>	+
Brownfield land.	Yes – formally inert industrial landfill site, however, naturally regenerated	+

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

Loss of employment or other beneficial use	Contaminated former tip site	++
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Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Some footways but would require improvement into village along Grantham Road. Good visibility onto highway small improvements required</p> <p>LCC highways comments: Measures to improve enhance walking and cycling from the site into the village would be required.</p> <p>The site is acceptable in principle to the Highway Authority, subject to the following information being submitted and agreed: Suitable site access with visibility splays and tracking would need to be submitted on application and agreed with the Highway Authority. Improvements to walking and cycling from the site into the village.</p>	+
Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	<p>The GP and Dental services operate in the village and they have capacity .....??</p> <p>Bottesford CofE Primary School and Bottesford Belvoir High School have capacity: (64 places at Sept 2016):</p>	++

Heritage Assets (SMs, listed buildings, CAs, archaeology);	The listed buildings are centred around the historic village core.	++
Flooding/Drainage	<p>The village is constrained due to much of it falling within the flood zones 2 and 3.</p> <p>The site falls within flood zone 3b along the southern boundary. The southern part of the site lies within zone 2/3b. Doesn't cover the whole site, northern part would be acceptable.</p>	0
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	In landfill buffer zone and contaminated land area.	-
Landscape designation ( <i>influence report – designation</i> ).	LCZ3 Bottesford Northeast. Overall this area is considered to have a <b>medium</b> sensitivity to residential development, by virtue of the small scale intact landscape pattern to the south, offset by the settlement edge influences to the north, as well as the contained visual character. It is recognised that within this judgement, the small scale riparian influenced land to the	0

	south would have a far higher landscape sensitivity in this context.	
Visual Impact	<p>Site lies in the most sensitive part of the landscape zone, southern edge should be enhanced as part of a green infrastructure link.</p> <p>The site is set down and well screened, visually development would not harm the setting of the village.</p> <p>Well related to the village</p>	+
Agricultural Land classification	3a/3b – mapped as 3a/3b but site formerly landfill and potentially contaminated	++
Noise or other pollutants	None	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Contamination costs and mitigation for flood risk by reducing site area may affect viability	-
Known market constraints;	None	++

Land ownership constraints;	Single ownership	++
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### **Expected Delivery (Trajectory)**

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

### **Sustainability Appraisal summary**

Overall acceptable

### **Overall summary**

Well related to village with some flooding constraints to southern part of site. Good access and links to village. Contaminated land/landfill may require mitigation. Overall potential allocation site.

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

- Contamination
- Flooding mitigation
- Landscape character – creation of green corridor along the river.

Consultation Responses:

3 comments of support for this site and one comment of objection (because of the implications of contamination on health)

### Site details

Settlement	Bottesford	
Site Address	Land East of Belvoir Road	
SHLAA ref (if available)	MBC/012/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	None	
Site Area	Gross site area: 20.27	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 614 (@30dph from SHLAA form)	Net Capacity: (@30/40dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 500 km of the village centre. Adopted footways provide opportunities for walking. Bus services run regularly through the village giving access to Melton, Bingham and	+

	<p>Grantham.</p> <p>Continuation of dwellings on Belvoir Road.</p>	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>The site sits South of the centre within 500m distance. Services and facilities are easily accessible on foot and bicycle.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located within 600 metres of the site.</p> <p>The Train Station is within 1.4 distance from the site.</p>	++
Proximity to employment;	<p>Within cycling and walking distance of employment opportunities in Bottesford village centre (500m), Winterbeck Industrial estate, Orson Lane (1.4km) and Bottesford Industrial Park, Normanton Lane (1 km)</p>	+
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham&lt;&gt;Grantham where connections can be made to other cities/places.</p>	++

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

Brownfield land.	No	--
Loss of employment or other beneficial use	No	0

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Direct access can be gained to the village centre along Belvoir Road. PRoW F71 and F74 cross through the site.</p> <p>LCC Highways comments:</p> <p>Two points of vehicular access would be required to serve a development of this size. The proposal would have a significant impact on the junction of Belvoir Road and A52 Trunk Road. Therefore the views of Highways England should be sought. A Transport Assessment will be required for a development of this type and where necessary mitigation measures will be required.</p>	+
Major infrastructure requirements (transport schemes etc)	Possible diversion of PRoW (not desirable and could be accommodated within the scheme)	+
Infrastructure capacity (schools / GPs / etc);	<p>The GP and Dental services operate in the village and they have capacity .....??</p> <p>Bottesford CofE Primary School and Bottesford Belvoir High School has capacity</p>	+

Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>There are no designated heritage assets within the site or the immediate surroundings.</p> <p>The listed buildings are centred around the historic village core.</p>	++
Flooding/Drainage	<p>The village is constrained due to much of it falling within the flood zones 2 and 3.</p> <p>Area to the north of the site falls within flood zone 3 and the area along the ordinary water course to the south. The central areas of the site are within flood zone 1.</p>	0
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. Protected species may be present on the site around the ordinary water course	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	<p>Flood mitigation</p> <p>Oil pipeline consultation zone across the site</p>	-

Landscape designation ( <i>influence report – designation</i> ).	<p>LCZ3 Bottesford South East. This LCZ has high overall landscape sensitivity to residential development by virtue of its role in forming the intrinsic setting to the historic hamlet of Easthorpe and separation between settlements of differing characters. Aspects such as the intimate/small scale and largely intact landscape pattern, and medieval ridge and furrow field systems would also be highly sensitive due to the historic legacy and their vulnerability to residential development, as well as their functional relationship to the settlement's evolution.</p> <p>The site falls within the Area of Separation for Bottesford and Easthorpe. The area is considered to be sensitive to development and important for maintaining the individual character of the two settlements.</p> <p>Local Green Space assessment:- Large area of land – visibility of village edge but relates more to wider countryside. Public footpaths link across this space – local value. Historic character and setting to villages. Limited functionality. Forms part of AoS – setting of settlements.</p>	--
Visual Impact	<p>Not well related to settlement although the frontage of site along Belvoir Road might be acceptable as part of a smaller site.</p> <p>Views across open countryside to Belvoir Castle. Development would impact on the setting of the village and gap to A52.</p>	--
Agricultural Land classification	2	-
Noise or other pollutants	Noise from the A52	-

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Flood zone, landscape and AoS issues will reduce developable area significantly	-
Known market constraints;	?	
Land ownership constraints;	Single ownership	+

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

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

#### **Sustainability Appraisal summary**

N/A

#### **Overall summary**

Not well related to existing site and would have a detrimental visual impact on the setting of the village. Issues with flooding, footpaths and agricultural land classification make the site unsuitable for allocation.

**Mitigation / Issues to address in policy**

No mitigation can overcome Agricultural land classification constraints or impact on setting of the village

Mitigation could alleviate flooding and footpath issues

Site area could be reduced to frontage to round off The wickets

**Consultation Responses**

5-6 comments of support for this site (instead of site MBC057/13) 3 objections on basis of flood risk, impact on landscape and AoS

### Site details

Settlement	Bottesford	
Site Address	Land rear of Daybells Farm, Grantham Road	
SHLAA ref (if available)	MBC/013/16 (and 195/15)	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	?	
Site Area	Gross site area: 0.98	Net site area: 0.8
Site capacity (based on SHLAA assessment)	Gross Capacity: 18 (from SHLAA form)	Net Capacity: 16 (@20dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	+
Relationship / connectivity with host settlement;	Site is within less than 200m of the village centre. Adopted footways provide opportunities for walking. Bus services run regularly through the village giving access to Melton, Bingham and Grantham	++

Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>The site sits East of the centre within less than 200m distance. Services and facilities are easily accessible on foot, bicycle and public transport.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located at the entrance to the site.</p> <p>The Train Station is within 500m distance from the site.</p>	++
Proximity to employment;	Within cycling and walking distance of employment opportunities in Bottesford village centre (200m), Winterbeck Industrial estate, Orson Lane and Longedge Lane (within 1 km), Rectory Lane (500m)	++
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham&lt;-&gt;Grantham where connections can be made to other cities/places.</p>	+
Brownfield land.	No	--
Loss of employment or other beneficial use	No	0

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

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Only accessible through Daybell Barns might land ownership issues</p> <p>Good footpath links along the site and edge of site.</p>	+
Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	<p>The GP and Dental services operate in the village and they have capacity .....??</p> <p>Bottesford CofE Primary School and Bottesford Belvoir High School have capacity</p>	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>There is a listed building to the north of the site, however, individual dwelling within own curtilage and separated by existing development. Unlikely to be affected.</p> <p>Site borders the CA</p>	+

Flooding/Drainage	<p>The village is constrained due to much of it falling within the flood zones 2 and 3.</p> <p>The site falls within flood zone 3 – however, site FRA has been submitted demonstrating that the site could be developed subject to mitigation.</p>	0
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Close to candidate wildlife site on southern boundary (dead ash).	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation ( <i>influence report – designation</i> ).	LCZ3 Bottesford South East. This LCZ has <b>high</b> overall landscape sensitivity to residential development by virtue of its role in forming the intrinsic setting to the historic hamlet of Easthorpe and separation between settlements of differing characters. Aspects such as the intimate/small scale and largely intact landscape pattern, and medieval ridge and furrow field systems would also be highly sensitive due to the historic legacy and their vulnerability to residential development, as well as their functional relationship to the settlement's evolution.	--

	<p>The site falls within the Area of Separation for Bottesford and Easthorpe. The area is considered to be sensitive to development and important for maintaining the individual character of the two settlements.</p> <p>Some development could be accommodated adjacent to the southern edge of the settlement</p>	
Visual Impact	<p>Well related to existing village, small infill/backland development well related to VH and playing fields. Limited visual impact on settlement, surrounding area built up with exception of playing fields and VH.</p> <p>Limited visual impact</p>	++
Agricultural Land classification	2 – but fairly land locked and limited farming potential	-
Noise or other pollutants	None	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Flood risk and access constraints may affect viability	+
Known market constraints;	none	++

Land ownership constraints;	Single ownership	++
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### **Expected Delivery (Trajectory)**

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

### **Sustainability Appraisal summary**

N/A

### **Overall summary**

Well located to the village and would represent a small infill site with good connectivity to the surrounding area. Some concern over access and loss of agri land, however, consider it to be a good site for development.

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

Design/relationship to conservation area; Flooding mitigation; Access

### **Consultation Responses**

Some support for this site which was a preferred site in emerging Neighbourhood plan

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### Site details

Settlement	Bottesford	
Site Address	Rectory Farm	
SHLAA ref (if available)	MBC/057/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	none	
Site Area	Gross site area: 15	Net site area: 9.4
Site capacity (based on SHLAA assessment)	Gross Capacity: 300-450 (from SHLAA form)	Net Capacity: 282 (@30/40dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 500m of the village centre. Adopted footways provide opportunities for walking. Bus services run regularly through the village giving access to Melton, Bingham and Grantham	+

	As the crow flies close to centre, but when walking/cycling would be a further distance to access the centre.	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>The site sits northwest of the centre within 500m distance. Services and facilities are easily accessible on foot, bicycle and public transport.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located within the village centre.</p> <p>The Train Station is within 700m distance from the site.</p>	+
Proximity to employment;	Within cycling and walking distance of employment opportunities in Bottesford village centre (500m), Winterbeck Industrial estate, Orson Lane and Longedge Lane (600m) Rectory Lane (200m)	++
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham&lt;-&gt;Grantham where connections can be made to other cities/places.</p>	+
Brownfield land.	No	--

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

Loss of employment or other beneficial use	No	0
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Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	Limited access point to site. Currently farm access to western edge of poor quality. No access possible to south east/east of the site. LCC Highway comments: The site does not abut the public highway and has not suitable access. Therefore unless additional land can be found in order to provide a suitable access, then the LHA is unlikely to support development on this site.	--
Major infrastructure requirements (transport schemes etc)	Access – outside of site area and land ownership may be an issue	-
Infrastructure capacity (schools / GPs / etc);	The GP and Dental services operate in the village and they have capacity .....??  Bottesford Primary School and Bottesford Belvoir High School have capacity	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There is a listed building to the south east on Devon Lane and adjacent to CA  The listed buildings are centred around the historic village core.	- (site area should be reduced as suggested by HE)

	<p>HE comments:</p> <p>The proposed site MBC/057/13/MBC/181/15 appears to be on an area of extant ridge and furrow earthworks. It is directly adjacent to Bottesford Conservation Area and supports the experience of the medieval and later settlement in its agrarian landscape context. Impact upon the setting of Listed Buildings including the Grade I Listed Church of St Mary must also be taken into account together with the Scheduled Monument to the south, the site of a medieval village, earthworks and moat at Easthorpe. At present important sequential views appear to remain from the church over the ford into the proposed allocation site.</p> <p>Our initial recommendation is that the size of the allocation is reduced deleting the two closest fields immediately to the west of Bottesford together with the two smaller fields below to the north of Riverside Close in order to retain both the remaining area of ridge and furrow and the sequential views as one walks to the Church which contribute to its setting. We would likely object to the inclusion of the eastern part of this allocation in the plan. It is again disappointing that this is not reflected within the Sustainability Appraisal Site Assessments.</p>	
Flooding/Drainage	<p>The village is constrained due to much of it falling within the flood zones 2 and 3.</p> <p>Flood zone 2, 3 and 3b run through the site along the water course the rest of the site lies outside the flood zone</p> <p>EA comments:</p> <p>The site is traversed by the River Devon a main river of this Agency. Associated with the River are areas of flood zone 2, 3 and an historic flood outline. This site must be sequentially tested and found to be sequentially preferable to any other sites within the borough before it is considered for development. Because of the status of "main river" associated with the River Devon this means</p>	-

	<p>that any proposed development that is in, on, over or within 8 metres from the top of the bank of this river will require the Environment Agency's consent in accordance with Water Resources Act 1991.</p> <p>Development Allocation Maps – Allocations MBC/148/14 (Asfordby) MBC/057/13 (Bottesford), MBC/027/13, MBC027/15, MBC/155/15, MBC/150/15 (Long Clawson) and the proposed residential developments north and south of Melton Mowbray have the potential to impact WFD catchments and water bodies. Allocations 148/14, 057/13 may impact EA main Rivers including the River Wreake at Asfordby and the River Devon in Bottesford.</p>	
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	<p>Local Wildlife Site, Badger Setts to the north west. Nothing on the site itself</p> <p>LCC Wildlife officer comments: Needs wildlife survey for protected species. River corridor must be protected by at least 10m buffer. Site ok with mitigation</p>	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	<p>Dismantled railway may have contamination</p> <p>Historic landfill buffer off Normanton Way</p> <p>EA comments:</p> <ul style="list-style-type: none"> <li>- To the east of the site are two historic landfill sites known as "Bottesford, Off Normanton Lane" and "Opposite Station Road". Your Environmental Health Officer will be able to advise on any risks to the site.</li> </ul>	-

Landscape designation ( <i>influence report – designation</i> ).	<p>LCZ1 Bottesford Central Area - Overall landscape sensitivity of this area to residential development is judged to be <b>medium to high</b>, in view of the small scale character and presence of important and relatively intact historic landscape elements such as ridge and furrow field systems. Aspects which locally reduce sensitivity include the contained visual character, perceptual intrusions and 'edge' influences such as the school, railway and the A52.</p> <p>Land to the north could accommodate sensitive and well designed development of no more than 2 storeys. Ridge and furrow to the east would be more appropriately conserved as local green infrastructure.</p>	-
Visual Impact	Open fields with limited visual impact as site is lower ground and surrounded by development and embankment of dismantled and active railways lines. Open character forms part of the setting to the village.	++
Agricultural Land classification	3b	++
Noise or other pollutants	Potential noise from railway line. Potential contamination from neighbouring landfill and railway uses	-

Deliverability constraints		
Issue	Comments	Potential impacts

Viability;	Flood risk, biodiversity, potential contamination and access constraints – reduce developable area. Lack of direct access to highway needs to be resolved – may involve third party land	-
Known market constraints;	none	++
Land ownership constraints;	Multiple land ownership – with consent	-

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

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

#### **Sustainability Appraisal summary**

Mostly green, reds for landscape, efficient use of resources and flood risk

#### **Overall summary**

Site reasonably well related to settlement. Access issues to the site. Heritage impact, wildlife and flood risk constraints will limit the developable area of the site. Some development may be able to be accommodated if the access arrangements and connectivity could be resolved.

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

Flooding; Green corridor; Access and connectivity; Noise from railway; Contaminated land; Heritage

<b>Consultation Responses</b>
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See comments of LCC Highways and Wildlife officer, HE and EA in assessment above.
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Consultation responses; 69 objections (on grounds of impact on conservation area, flood risk, not required loss of countryside etc) 15 support for development
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### Site details

Settlement	Bottesford	
Site Address	Land Adj. 17 Easthorpe Road	
SHLAA ref (if available)	MBC/076/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	No planning history	
Site Area	Gross site area: 6.13 ha	Net site area: 3.8
Site capacity (based on SHLAA assessment)	Gross Capacity: 117 (from SHLAA form)	Net Capacity: 114 @30 dph

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 800m of the village centre. Adopted footways and PROW provide opportunities for walking to centre of Bottesford. Bus services run regularly through the village giving access to	+

	Melton, Bingham and Grantham	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>The site sits east of the centre within 800m distance. Services and facilities are easily accessible on foot, bicycle and public transport.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located within 800 metres of the site.</p> <p>The Train Station is within 600m distance from the site.</p>	++
Proximity to employment;	<p>Within cycling and walking distance of employment opportunities in Bottesford village centre (500m), Winterbeck Industrial estate, Orson Lane and Longedge Lane (1.3 km) Rectory Lane 800m</p>	+
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham&lt;-&gt;Grantham where connections can be made to other cities/places.</p>	++

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

Brownfield land.	No	--
Loss of employment or other beneficial use	No	0

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	Vehicle access off Easthorpe Road, small road. Visibility ok but close to T junction. Footpath to Bottesford centre, schools etc LCC Highways comments: Vehicular access at the north-west end of the site would be preferable, if one can be provided to LHA standards, to make the site more sustainable in transport terms	+
Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	The GP and Dental services operate in the village and they have capacity .....??  Bottesford CofE Primary School and Bottesford Belvoir High School have capacity (64 places at Sept 2016):	++

Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>Site is Scheduled Monument. CA boundary is Western boundary to site and the Manor is listed building (to west of site)</p> <p>The listed buildings are centred around the historic village core.</p>	--
Flooding/Drainage	<p>The village is constrained due to much of it falling within the flood zones 2 and 3.</p> <p>The site falls within flood zone 3 and 2 (almost all of site affected. Western part of site is FZ3b)</p>	--
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Bat roost adjacent to site	+
TPO / Ancient woodland;	TPO to boundary trees (southern boundary)	-
Historic Park;	None	++
Technical constraints (contamination / land stability);	Archaeology issues under ground	--
Landscape designation ( <i>influence report – designation</i> ).	LCZ3 Bottesford South East. This LCZ <b>has high</b> overall landscape sensitivity to residential development by virtue of its role in forming the intrinsic setting to the historic hamlet of Easthorpe and separation between settlements of differing characters. Aspects such as the intimate/small scale and largely intact landscape pattern, and medieval ridge and furrow	--

	<p>field systems would also be highly sensitive due to the historic legacy and their vulnerability to residential development, as well as their functional relationship to the settlement's evolution.</p> <p>The site falls within the Area of Separation for Bottesford and Easthorpe. The area is considered to be sensitive to development and important for maintaining the individual character of the two settlements.</p>	
Visual Impact	Not well related to existing dwellings – disjointed from development pattern. Forms an open green area separating Easthorpe from Bottesford. Screened farmland into settlement	--
Agricultural Land classification	Mostly 2 (small part to north pf site 3b)	--
Noise or other pollutants	None	0

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Flood risk, heritage constraints	--

Known market constraints;	Good Market	++
Land ownership constraints;	Single willing owner	++

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

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

### **Sustainability Appraisal summary**

N/A

### **Overall summary**

Important open area within AoS separates Easthorpe from Bottesford. Site is SM and BVM and high risk Flood zone. Not suitable for allocation

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

Cannot mitigate SM or Flood zone constraints

Consultation Responses
None

### Site details

Settlement	Bottesford	
Site Address	Land Adj. to 18 Grantham Road	
SHLAA ref (if available)	MBC/142/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history		
Site Area	Gross site area: 0.80	Net site area: 0.66
Site capacity (based on SHLAA assessment)	Gross Capacity: 24 (from SHLAA form)	Net Capacity: 20@30 dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within less than 200m of the village centre. Adopted footways provide opportunities for walking. Bus services run regularly through the village giving access to Melton, Bingham and Grantham	++

Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>The site sits East of the centre within less than 200m distance. Services and facilities are easily accessible on foot, bicycle and public transport.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located at the entrance to the site.</p> <p>The Train Station is within 500m distance from the site.</p>	++
Proximity to employment;	Within cycling and walking distance of employment opportunities in Bottesford village centre (200m), Winterbeck Industrial estate, Orson Lane and Longedge Lane (within 1 km), Rectory Lane (500m)	++
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham&lt;-&gt;Grantham where connections can be made to other cities/places.</p>	++
Brownfield land.	No	--
Loss of employment or other beneficial use	No. Agricultural land – but poor access so little value as agricultural land	0

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

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	Only accessible through Daybell Barns and adjoining site might land ownership issues  Good footpath links along the site and edge of site.	-
Major infrastructure requirements (transport schemes etc)	None, but access requires co-operation of other landowners	+
Infrastructure capacity (schools / GPs / etc);	The GP and Dental services operate in the village and they have capacity .....??  Bottesford Primary School and Bottesford Belvoir High School have capacity (64 places) .	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There is a listed building to the north of the site, however, individual dwelling within own curtilage and separated by existing development. Unlikely to be affected.	+
Flooding/Drainage	The village is constrained due to much of it falling within the flood zones 2 and 3.  The site falls within flood zone 3	--

Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Close to two candidate wildlife site on southern boundary.	-
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation ( <i>influence report – designation</i> ).	<p>LCZ3 Bottesford South East. This LCZ has <b>high</b> overall landscape sensitivity to residential development by virtue of its role in forming the intrinsic setting to the historic hamlet of Easthorpe and separation between settlements of differing characters. Aspects such as the intimate/small scale and largely intact landscape pattern, and medieval ridge and furrow field systems would also be highly sensitive due to the historic legacy and their vulnerability to residential development, as well as their functional relationship to the settlement's evolution.</p> <p>The site falls within the Area of Separation for Bottesford and Easthorpe. The area is considered to be sensitive to development and important for maintaining the individual character of the two settlements.</p> <p>Some development could be accommodated adjacent to the</p>	--

	southern edge of the settlement	
Visual Impact	Well related to existing village, small infill/backland development well related to VH and playing fields. Limited visual impact on settlement, surrounding area built up with exception of playing fields and VH. Limited visual impact	++
Agricultural Land classification	2 – but land locked	-
Noise or other pollutants	None	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Access constraint may affect delivery	+
Known market constraints;	Good market	++
Land ownership constraints;	Single owner willing to develop	++

**Expected Delivery (Trajectory)**

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

**Sustainability Appraisal summary**

N/A

**Overall summary**

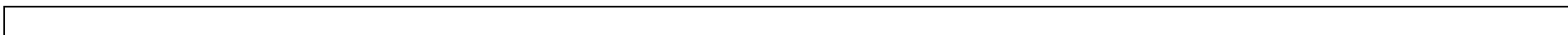
Well located to the village and would represent a small infill site with good connectivity to the surrounding area. Some concern over access and loss of agri land, however, consider it to be a good site for development. Would need to come forward with the adjacent site.

**Mitigation / Issues to address in policy**

Flooding mitigation. Third party access

**Consultation Responses**

Some limited support for the site due to location within the village



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### Site details

Settlement	Bottesford	
Site Address	Land rear of 47-49 High Street, Bottesford	
SHLAA ref (if available)	MBC/143/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history		
Site Area	Gross site area: 0.3Ha	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 10 (from SHLAA form)	Net Capacity: (@30/40dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	+
Relationship / connectivity with host settlement;	Site is within 800m of the village centre. Adopted footways provide opportunities for walking. Bus services run regularly through the village giving access to Melton, Bingham and Grantham	++

Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>The site sits in the centre. Services and facilities are easily accessible on foot, bicycle and public transport.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located within 800 metres of the site.</p> <p>The Train Station is within 800m distance from the site.</p>	++
Proximity to employment;	Within cycling and walking distance of employment opportunities in Bottesford village centre (800m), Winterbeck Industrial estate, Orson Lane and Winterbeck Industrial Estate, Longedge Lane and Rectory Lane (800m)	++
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham&lt;-&gt;Grantham where connections can be made to other cities/places.</p>	++
Brownfield land.	No	--
Loss of employment or other beneficial use	Rear garden	0

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

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	No obvious point of access. Rear garden to a number of stone cottages. May require removal of house to access this would detrimentally affect street scene and CA.	--
Major infrastructure requirements (transport schemes etc)	Access	-
Infrastructure capacity (schools / GPs / etc);	Bottesford Primary School and Bottesford Belvoir High School have capacity	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Site within CA. LB opposite  The listed buildings are centred around the historic village core.	-
Flooding/Drainage	The village is constrained due to much of it falling within the flood zones 2 and 3.  The site falls within flood zone 3b at entrance point	-
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None	++

TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Access	--
Landscape designation ( <i>influence report – designation</i> ).	Within built up area no LCZ	++
Visual Impact	Site is small gap in street frontage with very narrow access to rear gardens of a number of cottages. Development would require loss of existing cottages detrimentally affecting CA	--
Agricultural Land classification	None – built up area	++
Noise or other pollutants	None	++

<b>Deliverability constraints</b>
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Issue	Comments	Potential impacts
Viability;	No access affects deliverability	--
Known market constraints;		++
Land ownership constraints;	unknown	-

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

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

#### **Sustainability Appraisal summary**

N/A

#### **Overall summary**

Small rear garden – narrow point of access n built up street frontage which is part of CA. Good location for village centre and services but site not suitable for allocation.

<b>Mitigation / Issues to address in policy</b>
Site may be suitable for 1-2 infill subject to achieving access

<b>Consultation Responses</b>
Some support for small site development in village

### Site details

Settlement	Bottesford	
Site Address	Land at Bottom of Beacon Hill, Normanton Lane, Bottesford	
SHLAA ref (if available)	MBC/152/15	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	08/00990/FUL	
Site Area	Gross site area: 4.5 ha	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 135 (from SHLAA form)	Net Capacity: (@30/40dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 800m of the village centre. Adopted footways provide opportunities for walking. Bus services run regularly through the village giving access to Melton, Bingham and Grantham	0

Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>The site sits north of the centre within 800m distance. Services and facilities are easily accessible on foot, bicycle and public transport.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located within 800 metres of the site.</p> <p>The Train Station is within 800 distance from the site.</p>	++
Proximity to employment;	Within cycling and walking distance of employment opportunities in Bottesford village centre (800m), Winterbeck Industrial estate, Orson Lane and Longedge Lane (1.1km) and Rectory Lane within 800m	++
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham&lt;-&gt;Grantham where connections can be made to other cities/places.</p>	++
Brownfield land.	No	--

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

Loss of employment or other beneficial use	No	0
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Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	Field access. Good visibility to north – but raised railway bridge and crossing to south affects visibility.	+
Major infrastructure requirements (transport schemes etc)	Visibility over railway bridge may need to be resolved	-
Infrastructure capacity (schools / GPs / etc);	The GP and Dental services operate in the village and they have capacity .....??  Bottesford CoE Primary School and Bottesford Belvoir High School have capacity	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no heritage assets on or near the site  The listed buildings are centred around the historic village core.	++
Flooding/Drainage	Site not in FZ	++

Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No Biodiversity	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation ( <i>influence report – designation</i> ).	No LCZ identified north of Railway line, however this area is considered to be sensitive to development and important for maintaining the individual character of the two settlements therefore an AoS is designated between Bottesford and Normanton	--
Visual Impact	Open views across the open fields to north of the village. Clearly part of the countryside. Development of the site would be prominent in the landscape	--
Agricultural Land classification	3a/3b	-

Noise or other pollutants	Potential noise from railway line and some potential contamination risk from railway	-
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Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Access may affect viability	+
Known market constraints;	Good market	++
Land ownership constraints;	Single willing land owner	++

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

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

#### **Sustainability Appraisal summary**

N/A

**Overall summary**

Site well located in relation to village facilities, however outside the natural boundary of the village formed by the railway line. Site forms part of open countryside setting of the village. But no major constraint to development, and could be delivered early. Consider for allocation

**Mitigation / Issues to address in policy**

Access/visibility; Landscaping to mitigate loss of open countryside

**Consultation Responses**

Limited support as an alternative to Rectory Farm

### Site details

Settlement	Bottesford	
Site Address	Land off Nottingham Road	
SHLAA ref (if available)	MBC 156/15	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	none	
Site Area	Gross site area: 15.31 ha	Net site area: 9.6
Site capacity (based on SHLAA assessment)	Gross Capacity: 200 (from SHLAA form)	Net Capacity: 287 @30

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 1km of the village centre. Adopted footways provide opportunities for walking. Bus services run regularly through the village giving access to Melton, Bingham and Grantham	--

Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>The site sits west of the centre within 1 km distance. Services and facilities are easily accessible on foot, bicycle and public transport.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located within 800 metres of the site.</p> <p>The Train Station is within 2KM distance from the site.</p>	+
Proximity to employment;	Within cycling and walking distance of employment opportunities in Bottesford village centre (1 km), Winterbeck Industrial estate, Orson Lane / Longedge Lane (300m), Rectory Lane (1KM)	++
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham&lt;-&gt;Grantham where connections can be made to other cities/places.</p>	0
Brownfield land.	No	--

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

Loss of employment or other beneficial use	No	0
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Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	Site remote from village. Narrow footway begins near to site. No connectivity into village therefore distances to access services will be longer than indicated. Poor access to site railway bridge to east makes visibility poor. Good to west. National speed limit begins just outside site boundary PROW along western boundary (no connection to village)	--
Major infrastructure requirements (transport schemes etc)	Access may require adjustment to bridge. Very narrow footpath would need extending	--?
Infrastructure capacity (schools / GPs / etc);	The GP and Dental services operate in the village and they have capacity .....??  Bottesford CoE Primary School and Bottesford Belvoir High School have capacity  x Primary Places x Secondary places	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no heritage assets in or near	++

Flooding/Drainage	<p>The village is constrained due to much of it falling within the flood zones 2 and 3.</p> <p>The site falls within largely flood zone 3b – remaining part of site to south FZ 2</p>	--
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	<p>Flood zone</p> <p>High pressure gas main crosses southern part of site and oil pipeline consultation zone</p>	-
Landscape designation ( <i>influence report – designation</i> ).	LCZ4 Overall landscape sensitivity to residential development is judged <b>medium to low</b> . This is due to the existing exposed settlement edge which affords a degree of enhancement potential, the eroded, simple landscape pattern and the partly eroded/'edge' influenced perceptual landscape character. It is recognised, however, that due to its open visual character and degree of intervisibility, the visual sensitivity of the LCZ is higher than its landscape character sensitivity.	+
Visual Impact	Open countryside not related to the village – wide open views to and out of the village. Development would impact on openness and setting of the village	--

Agricultural Land classification	3b	++
Noise or other pollutants	None	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Flood risk	-
Known market constraints;	OK	++
Land ownership constraints;	Unknown landowner but willing?	0

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

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

<b>Sustainability Appraisal summary</b>
N/A

<b>Overall summary</b>
Very large open field outside village. Poor relationship with existing settlement and little connectivity. Majority of site FZ3b. Other pipeline and Gas pipe constraints to southern part of site. Not suitable for allocation

<b>Mitigation / Issues to address in policy</b>
None can overcome FZ objection

Consultation Responses
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### Site details

Settlement	Bottesford	
Site Address	Land South of Grantham Road	
SHLAA ref (if available)	MBC/166/15	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history		
Site Area	Gross site area: 3.47	Net site area: 2.2
Site capacity (based on SHLAA assessment)	Gross Capacity:105 (from SHLAA form)	Net Capacity: 65 @30dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is just over 1 km of the village centre. Adopted footways provide opportunities for walking. Bus services run regularly through the village giving access to Melton, Bingham and Grantham	0

Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>The site sits east of the centre over 1km distance. Services and facilities are easily accessible on foot, bicycle and public transport.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located within 200 metres of the site.</p> <p>The Train Station is just over 1km distance from the site.</p>	+
Proximity to employment;	Within cycling and walking distance of employment opportunities in Bottesford village centre (1 km), Winterbeck Industrial estate, Orson Lane and, Longedge Lane (2km) Rectory Lane (1.2km)	+
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham&lt;-&gt;Grantham where connections can be made to other cities/places.</p>	+
Brownfield land.	No	--

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

Loss of employment or other beneficial use	No	0
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Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	Footpath / cycleway connection to village centre on opposite side of road. Would require some improvement along Grantham Road. Is some distance from all facilities. Good visibility onto Grantham Road	+
Major infrastructure requirements (transport schemes etc)	none	++
Infrastructure capacity (schools / GPs / etc);	The GP and Dental services operate in the village and they have capacity .....??  Bottesford CofE Primary School and Bottesford Belvoir High School have capacity (64 places)	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no heritage assets on or near the site The listed buildings are centred around the historic village core.	++

Flooding/Drainage	<p>The village is constrained due to much of it falling within the flood zones 2 and 3.</p> <p>The site falls within flood zone 3b along the southern boundary. The southern part of the site lies within zone 2/3b. Doesn't cover the whole site, northern part would be acceptable.</p>	0
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	In landfill buffer zone and contaminated land area.	+
Landscape designation ( <i>influence report – designation</i> ).	LCZ 3 Bottesford Northeast. Overall this area is considered to have a <b>medium</b> sensitivity to residential development, by virtue of the small scale intact landscape pattern to the south, offset by the settlement edge influences to the north, as well as the contained visual character. It is recognised that within this judgement, the small scale riparian influenced land to the south would have a far higher landscape sensitivity in this context.	0

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

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Contamination costs and mitigation for flood risk by reducing site area may affect viability	+
Known market constraints;	None	++
Land ownership constraints;	Unknown ownership	--

**Expected Delivery (Trajectory)**

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

**Sustainability Appraisal summary**

N/A

**Overall summary**

Reasonably well related to village, but needs to be developed with neighbouring field. Some flooding constraints to southern part of site, site area reduced to take account of this.. Good access and links to village, although some distance from facilities. Contaminated land/landfill may require mitigation. Overall potential allocation site. Small scale support for site through consultation as an alternative

**Mitigation / Issues to address in policy**

- Contamination; Flooding mitigation; Landscape character – creation of green corridor along the river.

**Consultation Responses**

Small scale support for site through consultation as an alternative

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### Site details

Settlement	Bottesford	
Site Address	Land off Normanton lane, Bottesford	
SHLAA ref (if available)	MBC181/15	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	15/00039/FUL 96/0694/FUL	
Site Area	Gross site area: 0.6	Net site area: 0.6
Site capacity (based on SHLAA assessment)	Gross Capacity: 5 (from SHLAA form)	Net Capacity: 18 (@30/40dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	+
Relationship / connectivity with host settlement;	Site is within 500m of the village centre. Adopted footways provide opportunities for walking. Bus services run regularly through the village giving access to Melton, Bingham and Grantham	+

Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>The site sits north of the centre within 500m distance. Services and facilities are easily accessible on foot, bicycle and public transport.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located within 500 metres of the site.</p> <p>The Train Station is within 500m distance from the site.</p>	++
Proximity to employment;	Within cycling and walking distance of employment opportunities in Bottesford village centre (500m), Winterbeck Industrial estate, Orson Lane and Longedge Lane (800m) Rectory Lane adjacent to site	++
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham&lt;-&gt;Grantham where connections can be made to other cities/places.</p>	+
Brownfield land.	Includes car park and scrub land	-

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

Loss of employment or other beneficial use	Site seems to be car parking for business and scrub land to rear – could result in loss of employment	-
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Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>No direct access to highway. Forms part of private parking for business and is locked gated access. LCC highways comments:</p> <p>The site does not abut the public highway and the access currently serving the site would not be considered suitable. Therefore the LHA is unlikely to support development on this site.</p>	--
Major infrastructure requirements (transport schemes etc)	Access through secured premises	-
Infrastructure capacity (schools / GPs / etc);	<p>The GP and Dental services operate in the village and they have capacity .....??</p> <p>Bottesford Primary School and Bottesford Belvoir High School have capacity</p> <p>x Primary Places x Secondary places</p>	++

Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>There are no heritage assets</p> <p>The listed buildings are centred around the historic village core.</p>	++
Flooding/Drainage	<p>The village is constrained due to much of it falling within the flood zones 2 and 3.</p> <p>The site is not in a Flood zone</p>	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	<p>LCC wildlife comments:</p> <p>Not fully assessed in WYG surveys. Need habitat and badger surveys.</p>	-
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	<p>No Access</p> <p>EA comments:</p> <p>To the east of the site are two historic landfill sites known as “Bottesford, Off Normanton Lane” and “Opposite Station Road”. Your Environmental Health Officer will be able to advise on any risks to the site.</p> <p>The site known as Normanton Lane, Bottesford, located at NGR SK 805395 lies directly underneath this allocation. The disposal of domestic refuse and civic amenity wastes commenced in approximately 1967/8 and was completed in</p>	--

	<p>1977/8. The site was operated by Leicestershire County Council and controlled under Waste Disposal Licence reference 17. A landfill gas investigation carried out in February 1995 found that no landfill gas was being produced from the site at that time. However, these types of waste do have the potential to produce landfill gas and therefore further investigations would be needed to confirm the current status of the site.</p> <p>Site 297 located opposite Station Road, Bottesford NGR SK 807394 lies beneath this allocation and is known to have accepted domestic wastes. Any operations at this site would have ceased prior to the implementation of licensing under the Control of Pollution Act 1974 and as such the local waste section of the Environment Agency has only limited details. Land use maps however, indicate that landfilling took place in the 1950's.</p>	
Landscape designation ( <i>influence report – designation</i> ).	<p>LCZ1 Bottesford Central Area - Overall landscape sensitivity of this area to residential development is judged to be <b>medium to high</b>, in view of the small scale character and presence of important and relatively intact historic landscape elements such as ridge and furrow field systems. Aspects which locally reduce sensitivity include the contained visual character, perceptual intrusions and 'edge' influences such as the school, railway and the A52.</p> <p>Site could accommodate sensitive and well designed development of no more than 2 storeys. Ridge and furrow to the east would be more appropriately conserved as local green infrastructure.</p>	-

Visual Impact	Small parcel of land behind business development – not visible from anywhere – visual impact therefore very limited	++
Agricultural Land classification	3a/3b	+
Noise or other pollutants	Potential noise from railway and neighbouring business uses	-

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	? no point of access – ransom may make unviable	-
Known market constraints;	None	++
Land ownership constraints;	Single willing landowner	++

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

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply

and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

**Sustainability Appraisal summary**

N/A

**Overall summary**

Small site well related to village and close to services. But no access. Therefore unlikely to be deliverable in near future. Identify access

**Mitigation / Issues to address in policy**

Identify access

Consultation Responses  
11 objections 15 supports

### Site details

Settlement	Bottesford	
Site Address	Land off Barkestone Lane	
SHLAA ref (if available)	MBC/008/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history		
Site Area	Gross site area: 4.25ha	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 120 (from SHLAA form)	Net Capacity: (@30/40dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 800m of the village centre. There are no adopted footways leading from the site until you reach the main built up area. Close proximity to both secondary and primary education. Bus services run regularly through the village	-

	<p>giving access to Melton, Bingham and Grantham</p> <p>Not well related to the village settlement due to be detached and separated by tracts of agricultural land</p>	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>The site sits south of the centre within 800 metre distance. Services and facilities are easily accessible on foot and bicycle but not on the public transport route given Barkestone Lane has a restricted access to the A52 Trunk road.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located within 850 metres of the site.</p> <p>The Train Station is within 1.8km distance from the site.</p>	++
Proximity to employment;	<p>Within cycling and walking distance of employment opportunities in Bottesford village centre (800m), Winterbeck Industrial estate, Orson Lane (1.2km) and Bottesford Industrial park, Normanton Lane (1.4 km)</p>	+
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham&lt;-&gt;Grantham where connections can be made to other cities/places.</p>	0

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

Brownfield land.	No	--
Loss of employment or other beneficial use	No – agricultural of mixed quality	0

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>The site has not adopted footways from the site.</p> <p>There are no PRow on the site. Opposite the site is F71 which gives access to Belvoir Road.</p>	-
Major infrastructure requirements (transport schemes etc)	Footpath extensions possible road widening.	-
Infrastructure capacity (schools / GPs / etc);	<p>The GP and Dental services operate in the village and they have capacity .....??</p> <p>Bottesford Church of England Primary School and Bottesford Belvoir High School have capacity to accommodate additional pupils.</p> <p>Primary Places x Secondary places</p>	++

Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>There are no designated Heritage Assets within the vicinity of the site.</p> <p>The listed buildings are centred around the historic village core.</p>	++
Flooding/Drainage	<p>The village is constrained due to much of it falling within the flood zones 2 and 3.</p> <p>The site falls within flood zone 2 with parts along the southern boundary lying within flood zone 3</p> <p>Following review of the borough for the SFRA (jflow+) much of the site is lying with the floodzone 3b and are subject to potential flood risk described.</p>	-
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	There are no nationally designation on the site but the site has been recorded as having potential to be a local wildlife site.	-
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Site within the oil pipeline buffer. This could restrict the developable area.	-

Landscape designation ( <i>influence report – designation</i> ).	LCZ1 Bottesford Central Area - Overall landscape sensitivity of this area to residential development is judged to be <b>medium to high</b> , in view of the small scale character and presence of important and relatively intact historic landscape elements such as ridge and furrow field systems. Aspects which locally reduce sensitivity include the contained visual character, perceptual intrusions and 'edge' influences such as the school, railway and the A52.	-
Visual Impact	No ridge and furrow obvious on site, relatively flats site with established boundaries. However, doesn't have a strong relationship to existing settlement edge. Open countryside away from built part of settlement. Site currently divorced from settlement by another field, if development took place together with land to the north and west would represent a better option for a comprehensive development which relates well to existing settlement.	-
Agricultural Land classification	Majority of site is grade 2 southern most edge of site grade 3b. (Suggested additional fields to north are grade 2)	--
Noise or other pollutants	None identified	++

Deliverability constraints		
Issue	Comments	Potential impacts

Viability;		+
Known market constraints;		++
Land ownership constraints;	Multiple ownership	--

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

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

#### **Sustainability Appraisal summary**

N/A

#### **Overall summary**

Site is disconnected from the built form of the village. High grade agricultural land, Flood zone 3b and oil pipeline buffer zone make the site unsuitable for allocation.

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

No mitigation can overcome Flood risk and Agricultural land classification constraints

Consultation Responses