

Site details

Settlement	Frisby on the Wreake	
Site Address	Water Lane, Frisby on the Wreake	
SHLAA ref (if available)	MBC/004/16	
Settlement category (Town / Service Centre / Rural Hub)	Rural hub	
Relevant planning history	None	
Site Area	Gross site area: 3.33ha	Net site area: 2.08Ha
Site capacity (based on SHLAA assessment)	Gross Capacity: 50 dwellings from SHLAA form	Net Capacity: (@30/40dph): 62 dwellings based on 30dpa.

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Site has potential to accommodate about 62 market and affordable dwellings.	++
Relationship / connectivity with host settlement;	The site is well connected to the rest of the village and lies next to the existing development in the village. The main settlement of Asfordby is directly to the north of Frisby, and the	+ (immediately adjacent)

	site is well connected with Asfordby through Hoby Road.	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Access to the village is through Water Lane which is well connected to Main Street. Local services and facilities including the bus stops are between 290-318 metres from the centre of the site.	++
Proximity to employment;	There is local employment in the village considering there is a school, convenience store, post office and other services/facilities. It is likely that residents would rely on the car or public transport to access major employment sites further in the region.	+ (Melton, Asfordby etc)
Availability of public transport;	There is a bus service (No. 128) to Leicester and Melton (and vice versa) every hour on weekdays and weekends.	+ (hourly service within 290m of a bus stop)
Brownfield land	Whole of the site is greenfield.	- -
Loss of employment or other beneficial use	No loss of employment as such, however current use of agricultural land.	0 (agricultural land current use) otherwise ++ (because no loss of employment as such)

Site constraints		
Issue	Comments	Potential impact

¹ MfS indicates 800 metres can be walkable.

Access / including public footpath access;	Vehicular access is available through Water Lane. However poor footpath links to the site.	+
Major infrastructure requirements (transport schemes etc)	It is not considered that there would be any major infrastructure requirements associated with this site.	++
Infrastructure capacity (schools / GPs / etc);	<p>The development may generate 15 primary school places and 12 secondary school places.</p> <p>Frisby CofE primary school is approximately 435.5 metres from the centre of the site and has the capacity of 119 pupils and is to capacity at present (January 2016). Projections show that the school will be oversubscribed in the coming years.</p> <p>The nearest secondary schools are Longfield and John Ferneley in Melton Mowbray to which pupils would catch the bus. The capacity of these schools is unknown at present.</p>	- (no current capacity, but alternative provision may be available if funded).
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no Scheduled Monuments, Listed Buildings on site; however site is in proximity to a Scheduled Monument and Listed Buildings. It is considered that development on site will not impact the setting of the Listed Buildings. Part of eastern part of site lies adjacent to Frisby on the Wreake Conservation Area. It is not known whether there are any archaeological features on the site.	++
Flooding/Drainage	Part of site is in flood zone 2, so it is unlikely that there would be flooding issues on site.	++

Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	There are no known protected species on the site, and it doesn't form part of a SSSI / SAC / LWS.	++
TPO / Ancient woodland;	There are no trees with TPOs on the site and it does not have ancient woodland on it	++
Historic Park;	No historic park	++
Technical constraints (contamination / land stability);	There are no known technical constraints on the site	++
Landscape designation (<i>influence report – designation</i>).	The site was not assessed in the settlement fringe landscape sensitivity analysis, and the development of this site is not considered to have an adverse impact upon the appearance of the settlement edge. However site lies in LCZ2 where “a medium to high overall landscape sensitivity, due primarily to the open visual character and the degree of intervisibility, the character of which would be vulnerable to change in light of residential development.”	-
Visual Impact	Site is adjacent to existing residential development. It is considered that the development of this site would have a minimal visual impact.	++
Agricultural Land classification	3b – heavy clay soils over river alluvium	++

Noise or other pollutants	There will be noise from the adjacent railway line but this can be mitigated through appropriate design and buffer.	+
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Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	There are no identified significant mitigations that would be required on site that would make the site unviable.	++
Known market constraints;	Low interest on this site has been identified from the SHLAA Panel	+
Land ownership constraints;	Single ownership. No landownership constraints identified. Landowner consent available and has promoted the site to become available now.	++

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

Overall summary
Site attached to existing residential development and is close to village facilities. Site is considered suitable for similar development in the surrounding area.

Mitigation / Issues to address in policy
Impact of being next to trainline will need appropriate mitigation measures.

Consultation Responses
Site submitted after the Emerging Options Consultation document.

Site details

Settlement	Frisby on the Wreake	
Site Address	Land due south of Village	
SHLAA ref (if available)	MBC/007/16	
Settlement category (Town / Service Centre / Rural Hub)	Rural hub	
Relevant planning history	None known on GIS layer, however from SHLAA form 14/00180/GDOAGR, 05/00173/ADVERT	
Site Area	Gross site area: 4.56ha	Net site area: 2.85Ha (development potential of 62.5% of total site as per SHLAA methodology)
Site capacity (based on SHLAA assessment)	Gross Capacity: 340 dwellings	Net Capacity: (@30/40dph): 86 dwellings based on 30dpa.

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Site has potential to accommodate about 86 market and affordable dwellings.	++
Relationship / connectivity with host settlement;	The site is well connected to the rest of the village and lies next to the existing development in the village. The main settlement of Asfordby is directly to the north of Frisby.	+ (immediately adjacent)

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Access to the village is through Rotherby Lane which is well connected to Main Street. Local services and facilities including the bus stops are around 328 metres from the centre of the site.	++
Proximity to employment;	There is local employment in the village considering there is a school, convenience store, post office and other services/facilities. It is likely that residents would rely on the car or public transport to access major employment sites further in the region.	+ (Melton, Asfordby etc)
Availability of public transport;	There is a bus service (No. 128) to Leicester and Melton (and vice versa) every hour on weekdays and weekends.	+ (hourly service within 328m of a bus stop)
Brownfield land	Whole of the site is greenfield.	- -
Loss of employment or other beneficial use	No loss of employment as such, however current use of agricultural land.	0 (agricultural land current use) otherwise ++ (because no loss of employment as such)

Site constraints		
Issue	Comments	Potential impact

¹ MfS indicates 800 metres can be walkable.

Access / including public footpath access;	Vehicular access is available through Rotherby Lane. Minor works will be required to provide appropriate access though as current access through a narrow strip off Rotherby Lane. Public footpath run across the site in the western part upto Leciester Road.	+
Major infrastructure requirements (transport schemes etc)	It is not considered that there would be any major infrastructure requirements associated with this site.	++
Infrastructure capacity (schools / GPs / etc);	<p>The development may generate 21 primary school places and 17 secondary school places.</p> <p>Frisby CofE primary school is approximately 105 metres from the centre of the site and has the capacity of 119 pupils and is to capacity at present (January 2016). Projections show that the school will be oversubscribed in the coming years.</p> <p>The nearest secondary schools are Longfield and John Ferneley in Melton Mowbray to which pupils would catch the bus. The capacity of these schools is unknown at present.</p>	- (no current capacity, but alternative provision may be available if funded).
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no Scheduled Monuments, Listed Buildings on site; however site is in proximity to a Scheduled Monument and Listed Buildings. It is considered that development on site will not impact the setting of the Listed Buildings. It is not known whether there are any archaeological features on the site.	++
Flooding/Drainage	Site is not affected by flood risk	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	There are no known protected species on the site, and it doesn't form part of a SSSI / SAC / LWS.	++

TPO / Ancient woodland;	There are no trees with TPOs on the site and it does not have ancient woodland on it	++
Historic Park;	No historic park	++
Technical constraints (contamination / land stability);	There are no known technical constraints on the site	++
Landscape designation (<i>influence report – designation</i>).	The site was not assessed in the settlement fringe landscape sensitivity analysis, and the development of this site is not considered to have an adverse impact upon the appearance of the settlement edge. However site lies in LCZ3 where “overall landscape sensitivity to residential development is judged medium to high by virtue of the intactness of much of the valley landscape and the historic landscape character.	-
Visual Impact	Site is well related to the village and is close to existing development. Whole of the site developed will have an impact on the character of the village.	+
Agricultural Land classification	3a/3b	-
Noise or other pollutants	No noise or other known pollutants known to be affecting the site.	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	There are no identified significant mitigations that would be required on site that would make the site unviable.	++
Known market constraints;	No known market constraints.	++
Land ownership constraints;	Single ownership. No landownership constraints identified. Landowner consent available and has promoted the site to become available now.	++

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 attached to existing residential development and is close to village facilities. Site is considered suitable for similar development in the

surrounding area.

Mitigation / Issues to address in policy

Access issue will need to be resolved.

Consultation Responses

Site submitted after the Emerging Options Consultation document.

Site details

Settlement	Frisby on the Wreake	
Site Address		
SHLAA ref (if available)	MBC/036/16a	
Settlement category (Town / Service Centre / Rural Hub)	Rural hub	
Relevant planning history	No relevant planning history found.	
Site Area	Gross site area: 0.98ha	Net site area: 0.81Ha (development potential of 82.5% of total site as per SHLAA methodology)
Site capacity (based on SHLAA assessment)	Gross Capacity: 29 dwellings	Net Capacity: (@30/40dph): 24 dwellings based on 30dpa.

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Site has potential to accommodate about 24 market and affordable dwellings.	++
Relationship / connectivity with host settlement;	The site lies opposite across the road to the existing development in the village, however is connected through the public footpath.	0

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Access to the village is through Rotherby Lane which is well connected to Main Street. Local services and facilities including the bus stops are around 196 metres from the centre of the site.	++
Proximity to employment;	There is local employment in the village considering there is a school, convenience store, post office and other services/facilities. It is likely that residents would rely on the car or public transport to access major employment sites further in the region.	+ (Melton, Asfordby etc)
Availability of public transport;	There is a bus service (No. 128) to Leicester and Melton (and vice versa) every hour on weekdays and weekends.	+ (hourly service within 196m of a bus stop)
Brownfield land	Whole of the site is greenfield.	- -
Loss of employment or other beneficial use	No loss of employment as such, however current use of agricultural land.	0 (agricultural land current use) otherwise ++ (because no loss of employment as such)

Site constraints		
Issue	Comments	Potential impact

¹ MfS indicates 800 metres can be walkable.

Access / including public footpath access;	Vehicular access is available through Rotherby Lane. Public footpath leading into the village cuts across the site.	++
Major infrastructure requirements (transport schemes etc)	It is not considered that there would be any major infrastructure requirements associated with this site.	++
Infrastructure capacity (schools / GPs / etc);	<p>The development may generate 6 primary school places and 5 secondary school places.</p> <p>Frisby CofE primary school is approximately 264 metres from the centre of the site and has the capacity of 119 pupils and is to capacity at present (January 2016). Projections show that the school will be oversubscribed in the coming years.</p> <p>The nearest secondary schools are Longfield and John Ferneley in Melton Mowbray to which pupils would catch the bus. The capacity of these schools is unknown at present.</p>	- (no current capacity, but alternative provision may be available if funded).
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no Scheduled Monuments however northeast corner of the site towards Main Street is situated about 59 meters from a Scheduled Monument (Village cross at the western end of Main Street). There is one Grade II Listed Buildings on site in the north eastern corner of site and another one located about 60 meters from the site; part of site lies in Frisby Conservation area. It is considered that development on site will impact the Listed buildings settings. These could be overcome with appropriate design and mitigation measures. It is not known whether there are any archaeological features on the site.	-

Flooding/Drainage	There is no flood risk on site.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	There are no known protected species on the site, and it doesn't form part of a SSSI / SAC / LWS.	++
TPO / Ancient woodland;	There are no trees with TPOs on the site and it does not have ancient woodland on it	++
Historic Park;	No historic park	++
Technical constraints (contamination / land stability);	There are no known technical constraints on the site	++
Landscape designation (<i>influence report – designation</i>).	The site was not assessed in the settlement fringe landscape sensitivity analysis. However site lies in LCZ2 where “a medium to high overall landscape sensitivity, due primarily to the open visual character and the degree of intervisibility, the character of which would be vulnerable to change in light of residential development.”	-
Visual Impact	Site lies across the road from existing development however is not fully detached from the village. The development on site may have minor impacts which can be mitigated through appropriate design and mitigation measures.	-

Agricultural Land classification	3b	++
Noise or other pollutants	No noise or other known pollutants known to be affecting the site.	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Appropriate design and mitigation measures may be needed to overcome the impacts on listed buildings, however no major viability constraints identified.	++
Known market constraints;	No known market constraints.	++
Land ownership constraints;	Joint ownership. No landownership constraints identified. Landowner consent available and has promoted the site to become available now.	+

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 well related to the village, however because of proximity to Listed Buildings appropriate design and mitigation measures will be required.

Mitigation / Issues to address in policy
Appropriate design and mitigation measures required for bringing the site forward for development.

Consultation Responses Site was submitted after the Emerging Options Consultation.

Site details

Settlement	Frisby on the Wreake	
Site Address		
SHLAA ref (if available)	MBC/036/16b	
Settlement category (Town / Service Centre / Rural Hub)	Rural hub	
Relevant planning history	No relevant planning history found.	
Site Area	Gross site area: 2.49ha	Net site area: 1.56Ha (development potential of 62.5% of total site as per SHLAA methodology)
Site capacity (based on SHLAA assessment)	Gross Capacity: 75 dwellings	Net Capacity: (@30/40dph): 47 dwellings based on 30dpa.

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Site has potential to accommodate about 40 market and affordable dwellings.	++
Relationship / connectivity with host settlement;	The site is detached from the existing development in the village, however is connected through the public footpath.	0

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Access to the village is through Rotherby Lane which is well connected to Main Street. Local services and facilities including the bus stops are around 384 metres from the centre of the site.	++
Proximity to employment;	There is local employment in the village considering there is a school, convenience store, post office and other services/facilities. It is likely that residents would rely on the car or public transport to access major employment sites further in the region.	+ (Melton, Asfordby etc)
Availability of public transport;	There is a bus service (No. 128) to Leicester and Melton (and vice versa) every hour on weekdays and weekends.	+ (hourly service within 384m of a bus stop)
Brownfield land	Whole of the site is greenfield.	- -
Loss of employment or other beneficial use	No loss of employment as such, however current use of agricultural land	0 (agricultural land current use) otherwise ++ (because no loss of employment as such)

Site constraints		
Issue	Comments	Potential impact

¹ MfS indicates 800 metres can be walkable.

Access / including public footpath access;	Vehicular access is available through Rotherby Lane. Public footpath leading into the village cuts across the site.	++
Major infrastructure requirements (transport schemes etc)	It is not considered that there would be any major infrastructure requirements associated with this site.	++
Infrastructure capacity (schools / GPs / etc);	<p>The development may generate 11 primary school places and 9 secondary school places.</p> <p>Frisby CofE primary school is approximately 411 metres from the centre of the site and has the capacity of 119 pupils and is to capacity at present (January 2016). Projections show that the school will be oversubscribed in the coming years.</p> <p>The nearest secondary schools are Longfield and John Ferneley in Melton Mowbray to which pupils would catch the bus. The capacity of these schools is unknown at present.</p>	- (no current capacity, but alternative provision may be available if funded).
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no Scheduled Monuments, Listed Buildings on site; however site is in proximity to a Scheduled Monument and Listed Buildings. It is considered that development on site will not impact the setting of the Listed Buildings. It is not known whether there are any archaeological features on the site.	++
Flooding/Drainage	There is no flood risk on site.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	There are no known protected species on the site, and it doesn't form part of a SSSI / SAC / LWS.	++

TPO / Ancient woodland;	There are no trees with TPOs on the site and it does not have ancient woodland on it	++
Historic Park;	No historic park	++
Technical constraints (contamination / land stability);	There are no known technical constraints on the site	++
Landscape designation (<i>influence report – designation</i>).	The site was not assessed in the settlement fringe landscape sensitivity analysis. However site lies in LCZ2 where “a medium to high overall landscape sensitivity, due primarily to the open visual character and the degree of intervisibility, the character of which would be vulnerable to change in light of residential development.”	-
Visual Impact	Site is detached from existing development in the village and will have a significant impact on the character of the village.	-
Agricultural Land classification	3b	++
Noise or other pollutants	No noise or other known pollutants known to be affecting the site.	++

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	There are no identified significant mitigations that would be required on site that would make the site unviable.	++
Known market constraints;	No known market constraints.	++
Land ownership constraints;	Joint ownership. No landownership constraints identified. Landowner consent available and has promoted the site to become available now.	+

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 slightly detached from the rest of the village, however may be considered for development in the later years of the Plan period in context to the development of other more suitable (higher ranked) sites in the village.

Mitigation / Issues to address in policy
Appropriate design and mitigation measures required for bringing the site forward for development.

Consultation Responses
Site was submitted after the Emerging Options Consultation.

Site details

Settlement	Frisby on the Wreake	
Site Address	Rotherby Lane	
SHLAA ref (if available)	MBC/037/16	
Settlement category (Town / Service Centre / Rural Hub)	Rural hub	
Relevant planning history	No relevant planning history found.	
Site Area	Gross site area: 0.78ha	Net site area: 0.64Ha (development potential of 82.5% of total site as per SHLAA methodology)
Site capacity (based on SHLAA assessment)	Gross Capacity: 23 dwellings	Net Capacity: (@30/40dph): 19 dwellings based on 30dpa.

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Site has potential to accommodate about 19 market and affordable dwellings.	++
Relationship / connectivity with host settlement;	The site lies slightly detached from the existing development in the village. Poor footpath links to the site.	-

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Access to the village is through Rotherby Lane which is well connected to Main Street. Local services and facilities including the bus stops are around 252 metres from the centre of the site.	++
Proximity to employment;	There is local employment in the village considering there is a school, convenience store, post office and other services/facilities. It is likely that residents would rely on the car or public transport to access major employment sites further in the region.	+ (Melton, Asfordby etc)
Availability of public transport;	There is a bus service (No. 128) to Leicester and Melton (and vice versa) every hour on weekdays and weekends.	+ (hourly service within 252m of a bus stop)
Brownfield land	Whole of the site is greenfield.	- -
Loss of employment or other beneficial use	No loss of employment as such, however current use of agricultural land.	0 (agricultural land current use) otherwise ++ (because no loss of employment as such)

Site constraints		
Issue	Comments	Potential impact

¹ MfS indicates 800 metres can be walkable.

Access / including public footpath access;	Vehicular access is available through Rotherby Lane. No public footpath on the site.	-
Major infrastructure requirements (transport schemes etc)	It is not considered that there would be any major infrastructure requirements associated with this site.	++
Infrastructure capacity (schools / GPs / etc);	<p>The development may generate 5 primary school places and 4 secondary school places.</p> <p>Frisby CofE primary school is approximately 200 metres from the centre of the site and has the capacity of 119 pupils and is to capacity at present (January 2016). Projections show that the school will be oversubscribed in the coming years.</p> <p>The nearest secondary schools are Longfield and John Ferneley in Melton Mowbray to which pupils would catch the bus. The capacity of these schools is unknown at present.</p>	- (no current capacity, but alternative provision may be available if funded).
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no Scheduled Monuments, Listed Buildings on site; however site is in proximity to a Scheduled Monument and Listed Buildings. It is considered that development on site will not impact the setting of the Listed Buildings. It is not known whether there are any archaeological features on the site.	++
Flooding/Drainage	There is no flood risk on site.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	There are no known protected species on the site, and it doesn't form part of a SSSI / SAC / LWS.	++

TPO / Ancient woodland;	There are no trees with TPOs on the site and it does not have ancient woodland on it	++
Historic Park;	No historic park	++
Technical constraints (contamination / land stability);	There are no known technical constraints on the site	++
Landscape designation (<i>influence report – designation</i>).	The site was not assessed in the settlement fringe landscape sensitivity analysis, and the development of this site is not considered to have an adverse impact upon the appearance of the settlement edge. However site lies in LCZ3 where “overall landscape sensitivity to residential development is judged medium to high by virtue of the intactness of much of the valley landscape and the historic landscape character.	-
Visual Impact	The site lies slightly detached from the existing development in the village. The development on site may have minor impacts which can be mitigated through appropriate design and mitigation measures.	-
Agricultural Land classification	3b	++
Noise or other pollutants	No noise or other known pollutants known to be affecting the site.	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Appropriate design and mitigation measures may be needed to overcome the impacts on listed buildings, however no major viability constraints identified.	++
Known market constraints;	No known market constraints.	++
Land ownership constraints;	Joint ownership. However, no landownership constraints identified. Landowner consent available and has promoted the site to become available now.	+

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 slightly detached from the rest of the village, however may be considered for development in the later years of the Plan period in context

to the development of other more suitable (higher ranked) sites in the village.

Mitigation / Issues to address in policy

Appropriate design and mitigation measures required for bringing the site forward for development.

Consultation Responses

Site was submitted after the Emerging Options Consultation.

Site details

Settlement	Frisby on the Wreake	
Site Address	Land off Great Lane	
SHLAA ref (if available)	MBC/191/15	
Settlement category (Town / Service Centre / Rural Hub)	Rural hub	
Relevant planning history	No relevant planning history found.	
Site Area	Gross site area: 2.14ha	Net site area: 1.34Ha (development potential of 62.5% of total site as per SHLAA methodology)
Site capacity (based on SHLAA assessment)	Gross Capacity: 64 dwellings	Net Capacity: (@30/40dph): 40 dwellings based on 30dpa.

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Site has potential to accommodate about 40 market and affordable dwellings.	++
Relationship / connectivity with host settlement;	The site is well connected to the rest of the village and lies next to the existing development in the village. The main settlement of Asfordby is directly to the north of Frisby.	+ (immediately adjacent)

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Access to the village is through Great Lane which is well connected to Main Street. Local services and facilities including the bus stops are around 467 metres from the centre of the site.	++
Proximity to employment;	There is local employment in the village considering there is a school, convenience store, post office and other services/facilities. It is likely that residents would rely on the car or public transport to access major employment sites further in the region.	+ (Melton, Asfordby etc)
Availability of public transport;	There is a bus service (No. 128) to Leicester and Melton (and vice versa) every hour on weekdays and weekends.	+ (hourly service within 470m of a bus stop)
Brownfield land	Whole of the site is greenfield.	- -
Loss of employment or other beneficial use	No loss of employment as such, however current use of agricultural land.	0 (agricultural land current use) otherwise ++ (because no loss of employment as such)

Site constraints		
Issue	Comments	Potential impact

¹ MfS indicates 800 metres can be walkable.

Access / including public footpath access;	Vehicular access is available through Great Lane. However poor public footpaths link directly to the site.	+
Major infrastructure requirements (transport schemes etc)	It is not considered that there would be any major infrastructure requirements associated with this site.	++
Infrastructure capacity (schools / GPs / etc);	<p>The development may generate 10 primary school places and 8 secondary school places.</p> <p>Frisby CofE primary school is approximately 395 metres from the centre of the site and has the capacity of 119 pupils and is to capacity at present (January 2016). Projections show that the school will be oversubscribed in the coming years.</p> <p>The nearest secondary schools are Longfield and John Ferneley in Melton Mowbray to which pupils would catch the bus. The capacity of these schools is unknown at present.</p>	- (no current capacity, but alternative provision may be available if funded).
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no Scheduled Monuments, Listed Buildings on site; however site is in proximity to a Scheduled Monument and Listed Buildings. It is considered that development on site will not impact the setting of the Listed Buildings. It is not known whether there are any archaeological features on the site.	++
Flooding/Drainage	There is no flood risk on site.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	There are no known protected species on the site, and it doesn't form part of a SSSI / SAC / LWS. From the Biodiversity study, the site has been identified to be of low ecological value .	++

TPO / Ancient woodland;	There are no trees with TPOs on the site and it does not have ancient woodland on it	++
Historic Park;	No historic park	++
Technical constraints (contamination / land stability);	There are no known technical constraints on the site	++
Landscape designation (<i>influence report – designation</i>).	Site lies in LCZ3 where “overall landscape sensitivity to residential development is judged medium to high by virtue of the intactness of much of the valley landscape and the historic landscape character.	-
Visual Impact	Site is well related to the village and is close to existing development. Site will not have a significant impact. Development on site may be well contained with minimum visual impact.	++
Agricultural Land classification	3a/3b	-
Noise or other pollutants	No noise or other known pollutants known to be affecting the site.	++

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	There are no identified significant mitigations that would be required on site that would make the site unviable.	++
Known market constraints;	No known market constraints.	++
Land ownership constraints;	Single ownership. No landownership constraints identified. Landowner consent available and has promoted the site to become available now.	++

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

Frisby has a limited amount of services and facilities but has good access to transport choice into Melton Mowbray. There are few environmental constraints although part of the site is Best and Most Versatile Agricultural Land. The site is likely to have some impact on the character of this part of the settlement which is characterised by linear development. Frisby on the Wreake is a secondary rural settlement with some 'sustainability' merits where allocations are proposed.

Overall summary

Site attached to existing residential development and is close to village facilities. Site is considered suitable for similar development in the surrounding area.

Mitigation / Issues to address in policy

No mitigation issues known as such, however there is gentle slope on site, which may require appropriate measures.

Consultation Responses

There is mixed response received through consultation response both in support and objection to the site. Main issues include - Significant amenity impact on existing residents who enjoy open views across the Wreake valley towards Kirby Bellars and Asfordby which would be ruined by any development behind them. Development of part only of the site which continues southwards along Great Lane to the northern end of Gaddesby Lane might be acceptable.

Also impact on current facilities and services including the school capacity, GP facilities and car parking have been commented on with respect to development on this site.