

Site ID

MBC/001/17

Settlement

Old Dalby

Address

Land south of Station Road

SITE DETAILS

Size (ha)

3.74

Number of units MBC

70

Building rate (dwellings/year)

36

Number of units proposed

45 to 90

Units type

Mix

Northing coord

467692

Easting coord

323849

Proposed use

R/S

Current use

AGRIC

Predominant adjoining use

R/S. AGRIC

Alternative use

None

Relevant Planning History

None.

CONSTRAINTS

Flood Risk

☐

Biodiversity Constraint

☒

Ecological Network (Wolds Top & Scarp & Belvoir)

Landowner Consent

☒

Single ownership

Landscape Constraints

☒

AOS. LCZ2 Med/High

Access Constraints

☐

From either Station Road or Paradise Lane

Contamination Constraints

☐

TPO

☐

Physical Constraint

Trees/mature hedges

☐

Heritage Designations

Listed Building. Conservation Area

Mineral Consultation Area

Local Plan Designations

AOPAC. CA. East Midlands

Hazardous infrastructures

Airport. Adj to VE

Agricultural Land Class.

3b

Other Constraints

Interventions to overcome constraints

Careful design and mitigation measures to overcome the impacts on the LB, Conservation area, AoS as well as flooding elsewhere due to proximity to FZ3b; further investigation required for suitable access.

Comments

Site visit

Site has access to services and facilities in the village. Considering the constraints, site visit, the interventions as above and the Highways comments, the site is considered suitable for atleast 20 medium to large dwellings.

Flat site. Higher than road level and houses opposite, may affect sun on existing houses opposite road, access not an issue however will need Highways involved (40mph), at least 20 can be built with appropriate

CONCLUSIONS

Suitable

Y

Time Frame/MBC Time F.

0-5 years

3-5 years

Available

Y

Developable

Y

Achievable

Y

Deliverable

Y

Site ID	MBC/002/17
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Settlement	Ab Kettleby
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Address	Land east of A606
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SITE DETAILS

Size (ha)	0.39	Number of units MBC	12	Building rate (dwellings/year)	36
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Number of units proposed	10	Units type	Mix
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Northing coord	472675	Easting coord	323123
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Proposed use	R/S	Current use	AGRIC
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Predominant adjoining use	R/S. AGRIC	Alternative use	None
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Relevant Planning History	None.
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CONSTRAINTS

Flood Risk	<input type="checkbox"/>	
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Biodiversity Constraint	<input type="checkbox"/>	
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Landowner Consent	<input checked="" type="checkbox"/>	Single ownership
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Landscape Constraints	<input checked="" type="checkbox"/>	LCZ2 Med/High
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Access Constraints	<input type="checkbox"/>	
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Contamination Constraints	<input checked="" type="checkbox"/>	Adjacent to contaminated land
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TPO	<input type="checkbox"/>	Physical Constraint	
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Trees/mature hedges	<input type="checkbox"/>	Heritage Designations	Adjacent to Conservation Area
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Mineral Consultation Area		Local Plan Designations	AOPAC. Adj to VE
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Hazardous infrastructures			
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Agricultural Land Class.	3b	Other Constraints	
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Interventions to overcome constraints	
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Comments	Site visit
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Site has access to services and facilities although may impact existing services, part of site is considered suitable for about 10 dwellings, with suitable access with visibility splays and tracking to be submitted and agreed with Highways.

Flat site, access not a big issue, however close to 60mph road, existing structures on site, may be considered suitable for about 10 dwellings.

CONCLUSIONS

Suitable	Y - part of	Time Frame/MBC Time F.	0-5 years	3-5 years
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Available	Y	Developable	Y
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Achievable	Y	Deliverable	Y
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Site ID

MBC/003/17

Settlement

Great Dalby

Address

Land off Burdetts Close

SITE DETAILS

Size (ha)

1.49

Number of units MBC

37

Building rate (dwellings/year)

36

Number of units proposed

50

Units type

Mix

Northing coord

474426

Easting coord

314390

Proposed use

R/S. AH

Current use

AGRIC

Predominant adjoining use

R/S. AGRIC

Alternative use

R/S. AH

Relevant Planning History

None.

CONSTRAINTS

Flood Risk

☐

Biodiversity Constraint

☐

Landowner Consent

☒

Multiple ownership

Landscape Constraints

☒

LCZ2 Med/High

Access Constraints

☐

Contamination Constraints

☐

TPO

☐

Physical Constraint

Trees/mature hedges

☐

Heritage Designations

Conservation Area

Mineral Consultation Area

Local Plan Designations

AOPAC. CA. Adj to VE

Hazardous infrastructures

Agricultural Land Class.

3a/3b

Other Constraints

Footpath

Interventions to overcome constraints

Appropriate design and mitigation measures to be considered to minimise the impact on the Conservation Area. Legal arrangement needs to be in place to solve multiple ownership issues.

Comments

Site visit

Site lies in proximity to services and facilities. Considering appropriate access designed in accordance with Highways' 6Cs Design guide, part of site can be considered suitable for medium sized 10-15 dwellings to avoid detrimental impact on the surroundi

only access through Burdetts Close however due to offstreet parking, road width constrained for more houses, unless addressed through layout at site, undulating site, development may look over existing

CONCLUSIONS

Suitable

Y - see above

Time Frame/MBC Time F.

Flexible

3-5 years

Available

Y - however legal arrangeme

Developable

Y

Achievable

Y

Deliverable

Y

Site ID	MBC/004/17
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Settlement	Old Dalby
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Address	Land west of Longcliff Hill House
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SITE DETAILS

Size (ha)	1.05	Number of units MBC	26	Building rate (dwellings/year)	36
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Number of units proposed	30	Units type	Mix
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Northing coord	467054	Easting coord	323992
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Proposed use	R/S	Current use	AGRIC
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Predominant adjoining use	R/S. AGRIC	Alternative use	None.
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Relevant Planning History	None.
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CONSTRAINTS

Flood Risk	<input type="checkbox"/>	
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Biodiversity Constraint	<input checked="" type="checkbox"/>	Opposite to Biodiversity constraints
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Landowner Consent	<input checked="" type="checkbox"/>	Single ownership
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Landscape Constraints	<input checked="" type="checkbox"/>	LCZ6 Med/High
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Access Constraints	<input type="checkbox"/>	
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Contamination Constraints	<input type="checkbox"/>	
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TPO	<input type="checkbox"/>	Physical Constraint	
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Trees/mature hedges	<input type="checkbox"/>	Heritage Designations	
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Mineral Consultation Area		Local Plan Designations	AOPAC. Adj to VE. East Midlands Airport
Hazardous infrastructures			

Agricultural Land Class.	3b	Other Constraints	No sewers
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Interventions to overcome constraints	Utilities to be involved at an early stage to comment on the site's development potential. PROW to the east to site - any alteration/diversions would need to be discussed with the Safe & Sustainable Travel Team.
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Comments	Site visit
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Subject to the constraints resolved and a safe and suitable access designed in accordance to Highways' 6Cs design guide, part of site (southern) considered suitable and will not harm the character. Site has access to services	Site slopes from west to east, may impact viability, access is not an issue, however will need work done, OLD1 allocation on the east of Longcliffe House, site considered suitable in part for about 10-15 medium to
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CONCLUSIONS

Suitable	Y - see above	Time Frame/MBC Time F.	0-5 years	4-5 years
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Available	Y	Developable	Y
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Achievable	Y	Deliverable	Y
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Site ID

MBC/005/17

Settlement

Gaddesby

Address

Land north of Pasture Lane

SITE DETAILS

Size (ha)

3.45

Number of units MBC

65

Building rate (dwellings/year)

36

Number of units proposed

10

Units type

Unknown

Northing coord

469124

Easting coord

313722

Proposed use

R/S

Current use

AGRIC

Predominant adjoining use

R/S. AGRIC

Alternative use

R/S

Relevant Planning History

None.

CONSTRAINTS

Flood Risk

☐

Biodiversity Constraint

☒

Adaicent to LWS. Potential Biodiversity constraints

Landowner Consent

☒

Single ownership

Landscape Constraints

☒

LCZ1 Med/High

Access Constraints

☐

Contamination Constraints

☐

TPO

☐

Physical Constraint

Trees/mature hedges

☒

Heritage Designations

Mineral Consultation Area

Gypsum

Local Plan Designations

AOPAC. Adj to VE. Site of Eco/Geo interest

Hazardous infrastructures

Agricultural Land Class.

3a

Other Constraints

No sewers

Interventions to overcome constraints

Site layout needs to be sympathetic to the adjacent LWS, as well as utilities need to be involved early on in the process.

Comments

Site visit

Access issue to be resolved with Highways, site lies in sustainable location with access to service and facilities, subject to constraints mitigated, part of site near the road considered suitable for development.

Flat site, however at the edge of the settlement, (next to 60mph), wouldn't harm the surrounding character, better than existing allocation as that has visibility also from Rotherby Road, suitable for at least 10 semi-

CONCLUSIONS

Suitable

Y

Time Frame/MBC Time F.

0-5 years

3-5 years

Available

Y

Developable

Y

Achievable

Y

Deliverable

Y

Site ID	MBC/006/17
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Settlement	Stathern
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Address	Land north of Stathern
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SITE DETAILS

Size (ha)	7	Number of units MBC	129	Building rate (dwellings/year)	36
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Number of units proposed	Unknown	Units type	House
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Northing coord	477300	Easting coord	331545
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Proposed use	R/S	Current use	AGRIC
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Predominant adjoining use	R/S. AGRIC	Alternative use	None.
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Relevant Planning History	None.
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CONSTRAINTS

Flood Risk	<input checked="" type="checkbox"/>	FZ3b (and CC50)
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Biodiversity Constraint	<input type="checkbox"/>	
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Landowner Consent	<input checked="" type="checkbox"/>	Single ownership
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Landscape Constraints	<input checked="" type="checkbox"/>	Adjacent to LGS. LCZ2 Med/Low
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Access Constraints	<input checked="" type="checkbox"/>	Access adjacent to LGS
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Contamination Constraints	<input checked="" type="checkbox"/>	Potential contaminated land
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TPO	<input type="checkbox"/>	Physical Constraint	
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Trees/mature hedges	<input checked="" type="checkbox"/>	Heritage Designations	Adjacent to Conservation Area
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Mineral Consultation Area		Local Plan Designations	AOPAC. Adj to CA. Adj to VE
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Hazardous infrastructures			
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Agricultural Land Class.	3b	Other Constraints	
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Interventions to overcome constraints	Appropriate design measures to mitigate impact on conservation area and the LGS, may require intial work to contamination, sequential test needed if part of site in FZ3b developed. This may impact viability on site.
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Comments	Site visit
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about 15 medium dwellings. Subject to suitable access resolved from either Blacksmith Lane or Moor Lane as per Highways 6Cs design guide, site can be considered suitable. Also Safe & Sustainable Travel Team to be consulted for PROW.

Flat site. Has access to the site, public footpath used by dog owners community; site surrounded by residential development, with appropriate design and layout site will not have an impact on the existing character; site

CONCLUSIONS

Suitable	Y - see above	Time Frame/MBC Time F.	Flexible	0-5 years
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Available	Y	Developable	Y
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Achievable	Y - see above.	Deliverable	Y
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Site ID	MBC/007/17a
Settlement	Burton Lazars
Address	Land off New Road (small site)

SITE DETAILS

Size (ha)	0.35	Number of units MBC	11	Building rate (dwellings/year)	36
Number of units proposed	3 to 6	Units type	Mix		
Northing coord	477141	Easting coord	317101		
Proposed use	R/S	Current use	R/S. ENERGY		
Predominant adjoining use	R/S	Alternative use	None.		
Relevant Planning History	16/00614/OUT withdrawn.				

CONSTRAINTS

Flood Risk	<input type="checkbox"/>		
Biodiversity Constraint	<input checked="" type="checkbox"/>	Biodiversity constraints	
Landowner Consent	<input checked="" type="checkbox"/>	Single ownership	
Landscape Constraints	<input checked="" type="checkbox"/>	LCZ4 (Melton M.) Med/High	
Access Constraints	<input type="checkbox"/>	Off New Road	
Contamination Constraints	<input type="checkbox"/>		
TPO	<input type="checkbox"/>	Physical Constraint	
Trees/mature hedges	<input type="checkbox"/>	Heritage Designations	
Mineral Consultation Area		Local Plan Designations	POA. VE
Hazardous infrastructures			
Agricultural Land Class.	3b	Other Constraints	Footpath
Interventions to overcome constraints			

Comments	Site visit
Part adjacent to New Road withdrawn application (16/00614/OUT), Highways commented that impact of development is not severe, however have attached conditions. Site lies in sustainable location. Cross Lane part of site considered suitable.	Steep slope on site at New Road part, above road level on New Road, access issue. On the other side of site (x Road) site has better access, is flat. Suitable for about 2 large dwellings similar to existing

CONCLUSIONS

Suitable	Y - see above	Time Frame/MBC Time F.	0-5 years	3-5 years
Available	Y	Developable	Y	
Achievable	Y	Deliverable	Y	

Site ID

MBC/007/17b

Settlement

Burton Lazars

Address

Land off New Road (large site)

SITE DETAILS

Size (ha)

1.75

Number of units MBC

43

Building rate (dwellings/year)

36

Number of units proposed

Unknown

Units type

Mix

Northing coord

477097

Easting coord

317143

Proposed use

R/S

Current use

R/S. ENERGY

Predominant adjoining use

R/S

Alternative use

None.

Relevant Planning History

Southern part 16/00614/OUT withdrawn.

CONSTRAINTS

Flood Risk

☐

Biodiversity Constraint

☒

Biodiversity constraints

Landowner Consent

☒

Single ownership

Landscape Constraints

☒

LCZ4 (Melton M.) Med/High

Access Constraints

☐

Off New Road or off Cross Lane

Contamination Constraints

☐

TPO

☐

Physical Constraint

Trees/mature hedges

☒

Heritage Designations

Mineral Consultation Area

Local Plan Designations

POA. VE

Hazardous infrastructures

Agricultural Land Class.

3b

Other Constraints

Footpath

Interventions to overcome constraints

Comments

Site visit

Same as previous

Same as previous

CONCLUSIONS

Suitable

See previous

Time Frame/MBC Time F.

0-5 years

Available

See previous

Developable

See previous

Achievable

See previous

Deliverable

See previous

Site ID

MBC/008/17

Settlement

Ab Kettleby

Address

Land off Quorn Avenue

SITE DETAILS

Size (ha)

1.82

Number of units MBC

45

Building rate (dwellings/year)

36

Number of units proposed

Unknown

Units type

Other

Northing coord

472160

Easting coord

322910

Proposed use

R/S

Current use

AGRIC

Predominant adjoining use

R/S. AGRIC

Alternative use

None.

Relevant Planning History

MBC/002/13

CONSTRAINTS

Flood Risk

☐

Biodiversity Constraint

☐

Landowner Consent

☒

Single ownership

Landscape Constraints

☒

LCZ3 Med/High

Access Constraints

☐

Strip of land belonging to MBC. Off Quorn Avenue

Contamination Constraints

☐

TPO

☐

Physical Constraint

Trees/mature hedges

☐

Heritage Designations

Mineral Consultation Area

Local Plan Designations

AOPAC. VE. Site of Eco/Geo interest

Hazardous infrastructures

Agricultural Land Class.

3a/3b. 3b

Other Constraints

Interventions to overcome constraints

No major comments received from Highways - suitable site access with visibility splays will have to be agreed if site brought fwd for development, if access designed with Highways' 6Cs design guide, then no reasons to exclude site at this stage

Comments

Site visit

Rural hub.b Site considered suitable for upto 10 dwellings similar to those in the surrounding area.

access from Quorn Avenue as well as the northern part of site, however appropriate design lay out measures needed to develop the site as site sits behind existing residential development incl bungalows, site considered

CONCLUSIONS

Suitable

Y in part

Time Frame/MBC Time F.

0-5 years

3-5 years

Available

Y

Developable

Y

Achievable

Y

Deliverable

Y

Site ID	MBC/009/17
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Settlement	Frisby on the Wreake
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Address	Land east of Frisby
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SITE DETAILS

Size (ha)	10.25	Number of units MBC	192	Building rate (dwellings/year)	36
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Number of units proposed	40	Units type	Mix
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Northing coord	469938	Easting coord	317867
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Proposed use	R/S. AH	Current use	AGRIC
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Predominant adjoining use	R/S. AGRIC	Alternative use	R/S. AH
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Relevant Planning History	None.
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CONSTRAINTS

Flood Risk	<input checked="" type="checkbox"/>	Adjacent to FZ3b (and CC50)
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Biodiversity Constraint	<input checked="" type="checkbox"/>	Ecological Network (River Corridor buffering)
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Landowner Consent	<input checked="" type="checkbox"/>	Multiple ownership
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Landscape Constraints	<input type="checkbox"/>	LCZ3 Med
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Access Constraints	<input type="checkbox"/>	
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Contamination Constraints	<input checked="" type="checkbox"/>	Adjacent to contaminated land
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TPO	<input checked="" type="checkbox"/>	Physical Constraint	
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Trees/mature hedges	<input checked="" type="checkbox"/>	Heritage Designations	Adjacent to Conservation Area
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Mineral Consultation Area	Sand & Gravel	Local Plan Designations	AOPAC. VE. Adj to CA. Adj to Essential Washland
Hazardous infrastructures			

Agricultural Land Class.	3a/3b. 3b	Other Constraints	
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Interventions to overcome constraints	Ownership agreement needed due to multiple owners.
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Comments	Site visit
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Rural hub. Highways comments do not consider access to be achievable, would not support a new access in this location. From the site visit, site not considered suitable - see comments.

huge site, access is an issue (narrow public footpath) from between existing houses, narrow road on the northern boundary of site, site higher than road level. Development on site would have significant visual

CONCLUSIONS

Suitable	N	Time Frame/MBC Time F.	Flexible	-
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Available	Y	Developable	N
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Achievable		Deliverable	N
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Site ID

MBC/010/17

Settlement

Hose

Address

Land west of Harby Lane

SITE DETAILS

Size (ha)

3.46

Number of units MBC

65

Building rate (dwellings/year)

36

Number of units proposed

Unknown

Units type

Unknown

Northing coord

473644

Easting coord

329715

Proposed use

R/S

Current use

AGRIC

Predominant adjoining use

R/S. AGRIC

Alternative use

None.

Relevant Planning History

None.

CONSTRAINTS

Flood Risk

☐

Biodiversity Constraint

☒

Biodiversity constraints. Farm Wildlife Package Areas (England)

Landowner Consent

☒

Multiple ownership

Landscape Constraints

☐

LCZ6 Med

Access Constraints

☐

Contamination Constraints

☒

Potential contaminated land

TPO

☐

Physical Constraint

Trees/mature hedges

☐

Heritage Designations

Mineral Consultation Area

Local Plan Designations

AOPAC. Adj to VE

Hazardous infrastructures

Agricultural Land Class.

3a/3b

Other Constraints

Rel. close to water main

Interventions to overcome constraints

Access issues to be agreed with Highways through 6Cs design guide submission of access as well as agreed with Safe and Sustainable Travel Team due to a public ROW through the site. Ownership agreement needed.

Comments

Site visit

10 units. Considering the site visit and highways comments, site considered suitable for similar development in the surrounding for about 10 units.

Flat site. Access through eastern boundary, also may involve putting a road on northern boundary (? Check); site at the edge of village, however part of site if developed will not impact the character, site considered

CONCLUSIONS

Suitable

Y

Time Frame/MBC Time F.

0-5 years

3-5 years

Available

Y

Developable

Y

Achievable

Y

Deliverable

Y

Site ID	MBC/011/17
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Settlement	Hose
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Address	Land off track off Canal Lane
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SITE DETAILS

Size (ha)	0.74	Number of units MBC	18	Building rate (dwellings/year)	36
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Number of units proposed	Unknown	Units type	Unknown
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Northing coord	473823	Easting coord	329720
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Proposed use	R/S	Current use	AGRIC
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Predominant adjoining use	AGRIC	Alternative use	None.
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Relevant Planning History	None.
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CONSTRAINTS

Flood Risk	<input type="checkbox"/>	
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Biodiversity Constraint	<input checked="" type="checkbox"/>	Biodiversity constraints. Farm Wildlife Package Areas (England)
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Landowner Consent	<input checked="" type="checkbox"/>	Multiple ownership
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Landscape Constraints	<input type="checkbox"/>	LCZ6 Med
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Access Constraints	<input checked="" type="checkbox"/>	No direct access. Off new development HOS1 or other proposal adjacent
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Contamination Constraints	<input type="checkbox"/>	
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TPO	<input type="checkbox"/>	Physical Constraint	
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Trees/mature hedges	<input type="checkbox"/>	Heritage Designations	
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Mineral Consultation Area		Local Plan Designations	AOPAC. Adj to VE
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Hazardous infrastructures	Adjacent to Gas Pipeline	
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Agricultural Land Class.	3a/3b	Other Constraints	Distance to water main
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Interventions to overcome constraints	Ownership agreement needed as multiple owners. Highways comments suggest access to be taken from adjacent development (planning application?) as site seems to be landlocked with no identifiable access.
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Comments	Site visit
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Viability of site may be affected due to access issues, however subject to access and ownership matters resolved, site considered suitable for upto 15 dwellings. Site may be rerommended for reserve site (see site visit comments)	Flat site, however access is a constraint as has mucky path along its western boundary with the horses business opposite. Horses may be affected with increased activity, site may be considered suitable if adj
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CONCLUSIONS

Suitable	Y - subject to above	Time Frame/MBC Time F.	0-5 years	6-10 years
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Available	Y	Developable	Y
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Achievable	Y	Deliverable	N
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Site ID

MBC/012/17

Settlement

Harby

Address

Land south of Colston Lane

SITE DETAILS

Size (ha)

0.52

Number of units MBC

13

Building rate (dwellings/year)

36

Number of units proposed

Unknown

Units type

Unknown

Northing coord

474205

Easting coord

331047

Proposed use

R/S

Current use

AGRIC

Predominant adjoining use

AGRIC

Alternative use

None.

Relevant Planning History

None.

CONSTRAINTS

Flood Risk

☐

Biodiversity Constraint

☒

Farm Wildlife Package Areas (England)

Landowner Consent

☒

Multiple ownership

Landscape Constraints

☐

LCZ4 Med

Access Constraints

☐

Contamination Constraints

☐

TPO

☐

Physical Constraint

Trees/mature hedges

☐

Heritage Designations

Mineral Consultation Area

Local Plan Designations

AOPAC

Hazardous infrastructures

Agricultural Land Class.

3a/3b

Other Constraints

Interventions to overcome constraints

Ownership agreement needed due to multiple owners.

Comments

Site visit

Considering the highways comments and the site visit, site can be considered suitable for about 10 dwellings with appropriate mitigation measures due to biodiversity constraint.

Flat site, no access constraint (can be through Colston Lane or through road on western boundary); small scale development on site will not impact the surrounding character; site considered suitable for about 10

CONCLUSIONS

Suitable

Y

Time Frame/MBC Time F.

0-5 years

3-5 years

Available

Y

Developable

Y

Achievable

Y

Deliverable

Y

Site ID

MBC/013/17

Settlement

Wyfordby

Address

Land north of Main Road

SITE DETAILS

Size (ha)

1

Number of units MBC

25

Building rate (dwellings/year)

36

Number of units proposed

5-15

Units type

Mix

Northing coord

479186

Easting coord

318976

Proposed use

R/S

Current use

AGRIC

Predominant adjoining use

R/S. AGRIC

Alternative use

R/S

Relevant Planning History

17/00044 conversion from agricultural building to residential

CONSTRAINTS

Flood Risk

☐

Biodiversity Constraint

☒

Ecological Network (River Corridor buffering)

Landowner Consent

☒

Single ownership

Landscape Constraints

☒

LCZ3 (Melton M.) Med/High

Access Constraints

☐

Contamination Constraints

☐

TPO

☐

Physical Constraint

Trees/mature hedges

☐

Heritage Designations

Mineral Consultation Area

Sand & Gravel

Local Plan Designations

Hazardous infrastructures

Agricultural Land Class.

3b

Other Constraints

No sewers

Interventions to overcome constraints

appropriate measures to be taken due to biodiversity; access to be agreed with Highways Authority;

Comments

Site visit

subject to interventions mentioned above resolved, site considered suitable for about 2 dwellings. Scale of work involved due to undulations and clearing of site may impact viability of development.

Undulating land, substantial clearing will be needed on site, access through Main Road, may be suitable for about 2 dwellings similar to existing.

CONCLUSIONS

Suitable

Y - in part

Time Frame/MBC Time F.

0-5 years

3-5 years

Available

Y

Developable

Y

Achievable

Y

Deliverable

Y

Site ID MBC/014/17

Settlement Freeby

Address Land north of Main Street

SITE DETAILS

Size (ha) 0.47 Number of units MBC 12 Building rate (dwellings/year) 36

Number of units proposed 8-10 Units type Mix

Northing coord 480334 Easting coord 320111

Proposed use R/S Current use AGRIC

Predominant adjoining use R/S Alternative use R/S

Relevant Planning History None.

CONSTRAINTS

Flood Risk ☐

Biodiversity Constraint ☐

Landowner Consent ☒ Single ownership

Landscape Constraints ☐

Access Constraints ☐

Contamination Constraints ☐

TPO ☐ Physical Constraint

Trees/mature hedges ☐ Heritage Designations Conservation Area

Mineral Consultation Area Local Plan Designations Adj to POA. VE. CA

Hazardous infrastructures

Agricultural Land Class. 3a/3b Other Constraints

Interventions to overcome constraints site access with visibility splays and tracking to be submitted and agreed with Highways, subject to access designed in accordance with 6Cs design guide

Comments Site visit

Site lies in a less sustainable location - primary school over a km, and no public transport within 800m of site; however subject to the access issue resolved, site may be considered suitable.

Parts of site are slightly undulated, access should be okay for small sized development which will not impact the setting of the church nearby, not more than 10 dwellings.

CONCLUSIONS

Suitable Y - Time Frame/MBC Time F. 0-5 years 6-10 years

Available Y Developable Y

Achievable Y Deliverable Y

Site ID	MBC/015/17
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Settlement	Wymondham
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Address	Land off southeast of Wymondham
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SITE DETAILS

Size (ha)	1.1	Number of units MBC	27	Building rate (dwellings/year)	36
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Number of units proposed	Unknown	Units type	Unknown
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Northing coord	485471	Easting coord	318479
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Proposed use	R/S	Current use	AGRIC
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Predominant adjoining use	AGRIC	Alternative use	R/S
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Relevant Planning History	None.
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CONSTRAINTS

Flood Risk	<input checked="" type="checkbox"/>	FZ3
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Biodiversity Constraint	<input type="checkbox"/>	
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Landowner Consent	<input checked="" type="checkbox"/>	Single ownership
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Landscape Constraints	<input checked="" type="checkbox"/>	LCZ3 High
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Access Constraints	<input type="checkbox"/>	
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Contamination Constraints	<input checked="" type="checkbox"/>	Adjacent to contaminated land x2
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TPO	<input type="checkbox"/>	Physical Constraint	
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Trees/mature hedges	<input type="checkbox"/>	Heritage Designations	
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Mineral Consultation Area		Local Plan Designations	AOPAC
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Hazardous infrastructures		
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Agricultural Land Class.	3a	Other Constraints	Distance to sewers and wate
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Interventions to overcome constraints	Highways suggest submitting and agreeing suitable site access with visibility splays as per 6Cs design guide.
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Comments	Site visit
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considering the site is landlocked, and no suitable access found on the site visit, site is not considered suitable at this point. Subject to access issues resoved in the future, site may be kept in reserve or rendered unsuitable now.	Flat site, however could not find the access to the site. River runs along the east-south boundary of the site. Due to no access, site not considered suitable for development.
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CONCLUSIONS

Suitable	N	Time Frame/MBC Time F.	0-5 years	
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Available	Y	Developable	N
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Achievable		Deliverable	N
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Site ID

MBC/016/17

Settlement

Grimston

Address

Land off Main Street

SITE DETAILS

Size (ha)

0.53

Number of units MBC

13

Building rate (dwellings/year)

36

Number of units proposed

Unknown

Units type

Unknown

Northing coord

468641

Easting coord

321843

Proposed use

R/S

Current use

AGRIC

Predominant adjoining use

R/S. AGRIC

Alternative use

None.

Relevant Planning History

None.

CONSTRAINTS

Flood Risk

☐

Biodiversity Constraint

☒

Farm Wildlife Package Areas (England)

Landowner Consent

☒

Single ownership

Landscape Constraints

☐

Access Constraints

☐

Contamination Constraints

☐

TPO

☐

Physical Constraint

Trees/mature hedges

☐

Heritage Designations

Adjacent to Conservation Area

Mineral Consultation Area

Local Plan Designations

AOPAC. VE. Adj to CA

Hazardous infrastructures

Agricultural Land Class.

3b

Other Constraints

Interventions to overcome constraints

Comments

Site visit

No significant access issues received from Highways. Large scale development on site will have significant impact. Site lies over 1km from primary school but within 800m of public transport. Site considered suitable for a single dwelling.

Undulating site, high above the road level, will have visual impact on the surrounding area, northern part of site has little access, suitable for a single large dwelling.

CONCLUSIONS

Suitable

Y

Time Frame/MBC Time F.

0-5 years

8-10 years

Available

Y

Developable

Y

Achievable

Y

Deliverable

N

Site ID

MBC/017/17

Settlement

Grimston

Address

Builders Yard off Main Street

SITE DETAILS

Size (ha)

0.08

Number of units MBC

2

Building rate (dwellings/year)

36

Number of units proposed

Unknown

Units type

Unknown

Northing coord

468443

Easting coord

321941

Proposed use

R/S

Current use

Other

Predominant adjoining use

Unknown

Alternative use

None.

Relevant Planning History

None.

CONSTRAINTS

Flood Risk

☐

Biodiversity Constraint

☒

Farm Wildlife Package Areas (England)

Landowner Consent

☒

Single ownership

Landscape Constraints

☐

Access Constraints

☐

Contamination Constraints

☒

Potential contaminated land

TPO

☐

Physical Constraint

Trees/mature hedges

☐

Heritage Designations

Conservation Area

Mineral Consultation Area

Local Plan Designations

Adj to POA. VE. CA. AOPAC

Hazardous infrastructures

Agricultural Land Class.

3b

Other Constraints

Rel. close to water main

Interventions to overcome constraints

Comments

Site visit

Site lies over 1km of a school but within 800m of bus service. Suitable site access to be agreed with Highways in accordance with 6Cs design guide. Subject to mitigation measures due to wildlife package area, site considered suitable for upto 3 dwellings.

Own access, surrounding development is medium sized residential, unused building on the site, which if replaced with a dwelling, would enhance the area, site considered suitable for upto 3 dwellings.

CONCLUSIONS

Suitable

Y

Time Frame/MBC Time F.

0-5 years

5-6 years

Available

Y

Developable

Y

Achievable

Y

Deliverable

N

Site ID

MBC/018/17

Settlement

Scalford

Address

Land south of Melton Road

SITE DETAILS

Size (ha)

0.93

Number of units MBC

23

Building rate (dwellings/year)

36

Number of units proposed

Unknown

Units type

Unknown

Northing coord

476069

Easting coord

324121

Proposed use

R/S

Current use

AGRIC

Predominant adjoining use

AGRIC

Alternative use

None.

Relevant Planning History

None.

CONSTRAINTS

Flood Risk

☐

Biodiversity Constraint

☒

Farm Wildlife Package Areas (England)

Landowner Consent

☒

Single ownership

Landscape Constraints

☐

LCZ2 Med

Access Constraints

☐

Contamination Constraints

☐

TPO

☐

Physical Constraint

Trees/mature hedges

☐

Heritage Designations

Conservation Area

Mineral Consultation Area

Local Plan Designations

AOPAC. VE. CA

Hazardous infrastructures

Agricultural Land Class.

3b

Other Constraints

Interventions to overcome constraints

Comments

Site visit

Subject to access resolved with the Highways, site is considered suitable for about 10 dwellings.

Flat site, lies at the edge of village; surrounded by residential development and storage buildings at the south boundary; Access is not a constraint but will have to be through Melton Road, highways will be involved;

CONCLUSIONS

Suitable

Y

Time Frame/MBC Time F.

5 -10 years

3-5 years

Available

Y

Developable

Y

Achievable

Y

Deliverable

Y

Site ID	MBC/019/17
Settlement	Melton Mowbray
Address	Thorpe Road Playing Field

SITE DETAILS

Size (ha)	2.31	Number of units MBC	20	Building rate (dwellings/year)	36
Number of units proposed	48	Units type			
Northing coord	476406	Easting coord	319820		
Proposed use	R/S	Current use	LEIS		
Predominant adjoining use	R/S. AGRIC	Alternative use	None.		
Relevant Planning History					

CONSTRAINTS

Flood Risk	<input checked="" type="checkbox"/>	FZ3b (and CC50)	
Biodiversity Constraint	<input type="checkbox"/>		
Landowner Consent	<input checked="" type="checkbox"/>	Single ownership	
Landscape Constraints	<input checked="" type="checkbox"/>	AOS. LCZ2 Med/High	
Access Constraints	<input type="checkbox"/>		
Contamination Constraints	<input type="checkbox"/>		
TPO	<input checked="" type="checkbox"/>	Physical Constraint	
Trees/mature hedges	<input type="checkbox"/>	Heritage Designations	
Mineral Consultation Area	Sand & Gravel	Local Plan Designations	Adj to VE. Adj to POA. Adj to Recreation Allocation
Hazardous infrastructures			
Agricultural Land Class.	3b/none	Other Constraints	Footpath
Interventions to overcome constraints	Access to be taken from Crossfield Drive; LCC working with MBC to deliver MMTS, no significant issues raised by Highways.		

Comments	Site visit
however there will be significant impact on viability of scheme due to flood zone, high build cost, perhaps with lower affordable contribution (30%) than 'required', can sell it if a developer is interested. Council owned site.	opposite tesco; Flat site; existing use playing fields, site in FZ2; Access not an issue, with flood mitigation and sequential tests, and alternative location found for playing field if in use, site can be considered suitable for

CONCLUSIONS

Suitable	Y - see comments	Time Frame/MBC Time F.	Unknown	6-10 years
Available	Y	Developable	Y	
Achievable	Y - see comments.	Deliverable	Y	

Site ID

MBC/020/17

Settlement

Melton Mowbray

Address

Dalby Road and Hartopp Road

SITE DETAILS

Size (ha)

0.54

Number of units MBC

13

Building rate (dwellings/year)

36

Number of units proposed

5-6

Units type

Northing coord

475067

Easting coord

317693

Proposed use

R/S

Current use

LEIS

Predominant adjoining use

R/S

Alternative use

None.

Relevant Planning History

CONSTRAINTS

Flood Risk

☐

Biodiversity Constraint

☐

Landowner Consent

☒

Single ownership

Landscape Constraints

☐

Access Constraints

☐

Contamination Constraints

☐

TPO

☐

Physical Constraint

Trees/mature hedges

☐

Heritage Designations

Mineral Consultation Area

Local Plan Designations

VE

Hazardous infrastructures

Agricultural Land Class.

None

Other Constraints

Interventions to overcome constraints

No significant issues raised by Highways, however suitable access to be submitted and agreed in accordance with 6Cs design code.

Comments

Site visit

Public owned space - need to be advertised, however the Playing Pitch Strategy says there are enough playing fields within Melton, also King Edward VII weather pitch being done. Site considered suitable for the strip marked on map - northern part 6 dwelli

Flat site surrounded by dense residential development. Currently in use as playing fields; unless proved that site is not used as playing fields, or alternate location identified within area, site considered unsuitable for

CONCLUSIONS

Suitable

Y - see comments

Time Frame/MBC Time F.

Unknown

6-10

Available

Y

Developable

Y

Achievable

Y

Deliverable

N

Site ID	MBC/021/17
Settlement	Melton Mowbray
Address	Top End Cattle Market

SITE DETAILS

Size (ha)	0.79	Number of units MBC	26	Building rate (dwellings/year)	36
Number of units proposed	18-19	Units type			
Northing coord	475092	Easting coord	319876		
Proposed use	R/S	Current use	Other		
Predominant adjoining use	R/S. EMP	Alternative use	None.		
Relevant Planning History					

CONSTRAINTS

Flood Risk	<input type="checkbox"/>			
Biodiversity Constraint	<input type="checkbox"/>			
Landowner Consent	<input checked="" type="checkbox"/>	Single ownership		
Landscape Constraints	<input type="checkbox"/>			
Access Constraints	<input type="checkbox"/>			
Contamination Constraints	<input type="checkbox"/>			
TPO	<input type="checkbox"/>	Physical Constraint		
Trees/mature hedges	<input type="checkbox"/>	Heritage Designations		
Mineral Consultation Area		Local Plan Designations	VE	
Hazardous infrastructures				
Agricultural Land Class.	None	Other Constraints		
Interventions to overcome constraints	No significant issues raised by Highways, LCC working with MBC to deliver MMTS. Suitable access to be submitted and agreed in accordance with 6Cs design code.			

Comments	Site visit
Site considered suitable. Site not currently available, however could be put forward if business case was put for 35% affordable.	Flat site, brownfield land, access is not an issue, site surrounded by dense residential development with good access to facil; may have contamination issues; site considered suitable for a mix of market and

CONCLUSIONS

Suitable	Y	Time Frame/MBC Time F.	Unknown	3-5 years
Available	Y - see comments.	Developable	Y	
Achievable	Y	Deliverable	Y	

Site ID

MBC/022/17

Settlement

Melton Mowbray

Address

Burton Street

SITE DETAILS

Size (ha)

0.47

Number of units MBC

16

Building rate (dwellings/year)

36

Number of units proposed

16

Units type

Northing coord

475287

Easting coord

318918

Proposed use

R/S

Current use

Other

Predominant adjoining use

R/S. LEIS

Alternative use

None.

Relevant Planning History

CONSTRAINTS

Flood Risk

☒

FZ3

Biodiversity Constraint

☐

Landowner Consent

☒

Single ownership

Landscape Constraints

☒

Adjacent to LGS

Access Constraints

☐

Contamination Constraints

☒

Potential contaminated land x2

TPO

☐

Physical Constraint

Trees/mature hedges

☐

Heritage Designations

Conservation Area

Mineral Consultation Area

Local Plan Designations

VE. CA. Adj to POA. Adj to

Hazardous infrastructures

Listed Building. Shonning

Agricultural Land Class.

None

Other Constraints

Interventions to overcome constraints

Strip marked on map.

Comments

Site visit

Important car park in town. Site suitable in part (marked on map) for 2 storey units (Burton Street facing) with shops below and residential above - about 4 such units.

Flat site currently in full use as car park, considering town centre with limited spaces for parking, site may not come forward for housing; next to church, good design development may uplift the area; site may be

CONCLUSIONS

Suitable

Y - see comments.

Time Frame/MBC Time F.

Unknown

4-5 years

Available

Y

Developable

Y

Achievable

Y

Deliverable

Y

Site ID	MBC/023/17
Settlement	Melton Mowbray
Address	Pavilion Site, Willow Drive

SITE DETAILS

Size (ha)	0.84	Number of units MBC	21	Building rate (dwellings/year)	36
Number of units proposed	13	Units type			
Northing coord	475713	Easting coord	319886		
Proposed use	R/S	Current use	Other		
Predominant adjoining use	R/S. LEIS	Alternative use	None.		
Relevant Planning History					

CONSTRAINTS

Flood Risk	<input checked="" type="checkbox"/>	FZ2	
Biodiversity Constraint	<input type="checkbox"/>		
Landowner Consent	<input checked="" type="checkbox"/>	Single ownership	
Landscape Constraints	<input checked="" type="checkbox"/>	LGS	
Access Constraints	<input type="checkbox"/>		
Contamination Constraints	<input checked="" type="checkbox"/>	Potential contaminated land x2	
TPO	<input type="checkbox"/>	Physical Constraint	
Trees/mature hedges	<input type="checkbox"/>	Heritage Designations	
Mineral Consultation Area		Local Plan Designations	POA. VE. Essential Washland
Hazardous infrastructures			
Agricultural Land Class.	None	Other Constraints	
Interventions to overcome constraints	Site suggested to be promoted for development alongside new car park, old car park to have about 8 dwellings with 50% affordable, new car park to move to FZ2b, and have residential on old,		

Comments	Site visit
Site considered suitable as menitioned above. Highways would require suitable access to be submitted and agreed in accordance with 6Cs design guide.	Open fields, good access, part of site used for parking which is in use; dense residential development to the west and south; as such site considered suitable for similar density development, however will be loss of

CONCLUSIONS

Suitable	Y	Time Frame/MBC Time F.	Unknown	6-10
Available	Y	Developable	Y	
Achievable	Y	Deliverable	N	

Site ID

MBC/024/17

Settlement

Queensway

Address

Land North of Old Dalby Lane

SITE DETAILS

Size (ha)

5.7

Number of units MBC

107

Building rate (dwellings/year)

36

Number of units proposed

Unknown

Units type

Unknown

Northing coord

468649

Easting coord

324589

Proposed use

R/S

Current use

Unknown

Predominant adjoining use

AGRIC

Alternative use

Unknown.

Relevant Planning History

None.

CONSTRAINTS

Flood Risk

☐

Biodiversity Constraint

☒

Adjacent to cLWS and LWS

Landowner Consent

☐

Landscape Constraints

☐

LCZ5 Med

Access Constraints

☐

Contamination Constraints

☐

TPO

☐

Physical Constraint

Trees/mature hedges

☐

Heritage Designations

Mineral Consultation Area

Local Plan Designations

AOPAC. East Midlands Airport

Hazardous infrastructures

Agricultural Land Class.

3b

Other Constraints

No sewers

Interventions to overcome constraints

Comments

Site visit

No significant issues raised by Highways, however require suitable site access with visibility splays submitted and agreed in accordance with 6Cs design code. Subject to appropriate measures and layout, site consired suitable

Surrounding area in employment use, however OLD2 allocation and an approved application within the area, flat site, very good access, existing structures on the site, can be developed to capacity with appropriate

CONCLUSIONS

Suitable

Y - see comments

Time Frame/MBC Time F.

Unknown

5-7 years

Available

Y

Developable

Y

Achievable

Y

Deliverable

N

Site ID	MBC/025/17
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Settlement	Long Clawson
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Address	Land off Mill Lane
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SITE DETAILS

Size (ha)	0.77	Number of units MBC	19	Building rate (dwellings/year)	36
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Number of units proposed	<10	Units type	
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Northing coord	472598	Easting coord	327195
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Proposed use	R/S. AGRIC. AH	Current use	AGRIC
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Predominant adjoining use	R/S. AGRIC	Alternative use	None.
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Relevant Planning History	
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CONSTRAINTS

Flood Risk	<input type="checkbox"/>	
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Biodiversity Constraint	<input checked="" type="checkbox"/>	Potential Biodiversity constraints
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Landowner Consent	<input checked="" type="checkbox"/>	Single ownership
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Landscape Constraints	<input checked="" type="checkbox"/>	LCZ2 Med/High
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Access Constraints	<input type="checkbox"/>	Land adiacet to the site (off the road) belongs to the landowner
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Contamination Constraints	<input type="checkbox"/>	
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TPO	<input type="checkbox"/>	Physical Constraint	
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Trees/mature hedges	<input type="checkbox"/>	Heritage Designations	Adjacent to Conservation Area
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Mineral Consultation Area		Local Plan Designations	AOPAC. Adj to CA
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Hazardous infrastructures		
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Agricultural Land Class.	3b	Other Constraints	
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Interventions to overcome constraints	Landowners have contacted to say that the site is not landlocked as the same landlords own the land to point of access at road, however access to agricultural land and developmen site would need to be addressed, and this can be arranged
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Comments	Site visit
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Subject to access resolved through Mill Lane, and agreed wih the Highways in accordance with 6Cs design guide, site may be considered suitable for 4 dwellings.	Access through Mill Lane, however to contact owner and clarify about the strip if it's a part of the site, access will be a constraint, if not; narrow road, however can be resolved for about 4 medium dwellings.
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CONCLUSIONS

Suitable	Y - see comments	Time Frame/MBC Time F.	2-10 years	2-10 years
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Available	Y - see comments	Developable	Y
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Achievable	Y	Deliverable	Y
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Site ID MBC/026/17

Settlement Long Clawson

Address Land off Waltham Lane

SITE DETAILS

Size (ha) 0.51 Number of units MBC 13 Building rate (dwellings/year) 36

Number of units proposed <10 Units type Mix

Northing coord 472959 Easting coord 327410

Proposed use R/S. AGRIC. AH Current use AGRIC

Predominant adjoining use R/S. AGRIC Alternative use None.

Relevant Planning History None.

CONSTRAINTS

Flood Risk

Biodiversity Constraint Potential Biodiversity constraints

Landowner Consent Single ownership

Landscape Constraints LCZ2 Med/High

Access Constraints

Contamination Constraints

TPO Physical Constraint

Trees/mature hedges Heritage Designations Adjacent to Conservation Area

Mineral Consultation Area Local Plan Designations AOPAC. Adj to CA. Adjacent to VE

Hazardous infrastructures

Agricultural Land Class. 3b Other Constraints

Interventions to overcome constraints

Comments Site visit

Site lies in sustainable location, no significant issues raised by Highways, however suitable access to be submitted and agreed in accordance with 6Cs design guide. Site considered suitable in part for about 10 units. Flat site, access not an issue, however will need Highways involved as edge of village and close to 60mph, residential development in surrounding area, part of site if developed will not impact the character,

CONCLUSIONS

Suitable Y - see comments. Time Frame/MBC Time F. 2-10 years 2-10 years

Available Y Developable Y

Achievable Y Deliverable Y

Site ID	MBC/027/17
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Settlement	Hose
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Address	Extension of HOS1
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SITE DETAILS

Size (ha)	0.7	Number of units MBC	17	Building rate (dwellings/year)	36
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Number of units proposed	15	Units type	Mix
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Northing coord	473610	Easting coord	329641
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Proposed use	R/S	Current use	AGRIC
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Predominant adjoining use	R/S. AGRIC	Alternative use	R/S
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Relevant Planning History	The remaining of the site 15/00944/OUT for 25 dwellings. Resolution to permite subject to S106
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CONSTRAINTS

Flood Risk	<input type="checkbox"/>	
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Biodiversity Constraint	<input checked="" type="checkbox"/>	Biodiversity constraints
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Landowner Consent	<input checked="" type="checkbox"/>	Multiple ownership
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Landscape Constraints	<input type="checkbox"/>	LCZ6 Med
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Access Constraints	<input type="checkbox"/>	
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Contamination Constraints	<input type="checkbox"/>	
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TPO	<input type="checkbox"/>	Physical Constraint	
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Trees/mature hedges	<input type="checkbox"/>	Heritage Designations	
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Mineral Consultation Area		Local Plan Designations	AOPAC
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Hazardous infrastructures		
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Agricultural Land Class.	3a/3b	Other Constraints	Distance to water main
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Interventions to overcome constraints	Site is landlocked and only accessible by public footpath.
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Comments	Site visit
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horses business opposite may be affected with more houses, and associated traffic/activity; site may be considered suitable for a few dwellings to avoid significant impact on the horses business opposite, subject to access resolved.	Site part of a piece of land with existing planning application for 20 dwellings (MBC/00944/OUT, same owner), site itself irregular shape, access improvement to be done as part of existing planning application,
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CONCLUSIONS

Suitable	Y - see comments	Time Frame/MBC Time F.	0-5 years	3-5 years
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Available	Y	Developable	Y
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Achievable	Y	Deliverable	Y
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Site ID MBC/028/17

Settlement Asfordby Hill

Address Land south to he Welby Rd/A6006 roundabout

SITE DETAILS

Size (ha) 5.11 Number of units MBC 68 Building rate (dwellings/year) 36

Number of units proposed 150 Units type Mix

Northing coord 472677 Easting coord 318847

Proposed use R/S Current use AGRIC

Predominant adjoining use R/S Alternative use None.

Relevant Planning History 16/00285/FUL. 16/00270/DIS. 15/00761/DIS. 15/00201/FUL. 05/00260/FUL

CONSTRAINTS

Flood Risk ☐

Biodiversity Constraint ☐

Landowner Consent ☒ Single ownership

Landscape Constraints ☒ Adjacent to AoS

Access Constraints ☐

Contamination Constraints ☐

TPO ☐ Physical Constraint

Trees/mature hedges ☒ Heritage Designations

Mineral Consultation Area Local Plan Designations

Hazardous infrastructures Gas Pipeline

Agricultural Land Class. 3b Other Constraints

Interventions to overcome constraints

Comments Site visit

The site is constrained by a gas pipeline and is currently in use. Site cannot be considered suitable for housing development considering these constraints.

Site is currently in use as a fully functioning restaurant, a garden centre and a bakery along with parking for these facilities.

CONCLUSIONS

Suitable Not suitable now Time Frame/MBC Time F. 0-5 years -

Available Y. subject to relocation of cur Developable Y

Achievable Significant viability constraints Deliverable N

Site ID	MBC/029/17
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Settlement	Stathern
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Address	Extension of STAT1
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SITE DETAILS

Size (ha)	3.81	Number of units MBC	65	Building rate (dwellings/year)	36
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Number of units proposed		Units type	Mix
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Northing coord	476890	Easting coord	331000
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Proposed use	R/S	Current use	AGRIC
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Predominant adjoining use		Alternative use	None.
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Relevant Planning History	99/00638/FUL
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CONSTRAINTS

Flood Risk	<input checked="" type="checkbox"/>	FZ3b - on northern fringe of site is affected by FZ3b
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Biodiversity Constraint	<input type="checkbox"/>	
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Landowner Consent	<input checked="" type="checkbox"/>	Multiple ownership
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Landscape Constraints	<input type="checkbox"/>	
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Access Constraints	<input type="checkbox"/>	
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Contamination Constraints	<input type="checkbox"/>	
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TPO	<input type="checkbox"/>	Physical Constraint	
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Trees/mature hedges	<input type="checkbox"/>	Heritage Designations	
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Mineral Consultation Area		Local Plan Designations	
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Hazardous infrastructures		
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Agricultural Land Class.	3b	Other Constraints	
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Interventions to overcome constraints	
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Comments	Site visit
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The site has multiple ownership, legal constraints will must be resolved. Site does not have any other constraint apart from its northern fringe which is in FZ3b, which can be mitigated. Site considered suitable for development.	
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CONCLUSIONS

Suitable	Y	Time Frame/MBC Time F.	0-5 years	0-5 years
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Available	Y	Developable	Y
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Achievable	Y	Deliverable	Y
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Site ID

MBC/030/17

Settlement

Old Dalby

Address

Extension of previous OLD2

SITE DETAILS

Size (ha)

4.39

Number of units MBC

82

Building rate (dwellings/year)

36

Number of units proposed

80

Units type

Mix

Northing coord

468204

Easting coord

323895

Proposed use

R/S

Current use

AGRIC

Predominant adjoining use

Alternative use

Relevant Planning History

17/00397/OUT

CONSTRAINTS

Flood Risk

☐

Biodiversity Constraint

☒

Adjacent to LWS

Landowner Consent

☒

Single ownership

Landscape Constraints

☐

Access Constraints

☐

Contamination Constraints

☒

Potential contaminated land

TPO

☐

Physical Constraint

Trees/mature hedges

☐

Heritage Designations

Mineral Consultation Area

Local Plan Designations

Hazardous infrastructures

Agricultural Land Class.

3b

Other Constraints

Interventions to overcome constraints

Comments

Site visit

The site lies adjacent to a local wildlife site, and has potential contamination which may impact viability of bringing the land for development.

CONCLUSIONS

Suitable

Y

Time Frame/MBC Time F.

5-10 years

5-10 years

Available

Y

Developable

Y

Achievable

Y, may impact viability

Deliverable

Y

Site ID	MBC/031/17
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Settlement	Melton Mowbray
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Address	Sandy Lane
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SITE DETAILS

Size (ha)	0.27	Number of units MBC	8	Building rate (dwellings/year)	36
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Number of units proposed	10-12	Units type	
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Northing coord	475392	Easting coord	317834
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Proposed use	R/S	Current use	LEIS
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Predominant adjoining use	R/S	Alternative use	None.
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Relevant Planning History	None.
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CONSTRAINTS

Flood Risk	<input type="checkbox"/>	
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Biodiversity Constraint	<input type="checkbox"/>	
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Landowner Consent	<input type="checkbox"/>	
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Landscape Constraints	<input type="checkbox"/>	
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Access Constraints	<input type="checkbox"/>	
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Contamination Constraints	<input type="checkbox"/>	
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TPO	<input type="checkbox"/>	Physical Constraint	
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Trees/mature hedges	<input type="checkbox"/>	Heritage Designations	
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Mineral Consultation Area		Local Plan Designations	
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Hazardous infrastructures		
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Agricultural Land Class.		Other Constraints	
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Interventions to overcome constraints	
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Comments	Site visit
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CONCLUSIONS

Suitable	Y	Time Frame/MBC Time F.	0-5 years	0-5 years
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Available	Y	Developable	Y
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Achievable	Y	Deliverable	Y
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