

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 Airport. Adj to VE**

Hazardous infrastructures

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 at least 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**

Settlement **Ab Kettleby**

Address **Land east of A606**

SITE DETAILS

Size (ha) **0.39** Number of units MBC **12** Building rate (dwellings/year) **36**

Number of units proposed **10** Units type **Mix**

Northing coord **472675** Easting coord **323123**

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

Landowner Consent **Single ownership**

Landscape Constraints **LCZ2 Med/High**

Access Constraints

Contamination Constraints **Adjacent to contaminated land**

TPO **Physical Constraint**

Trees/mature hedges **Heritage Designations** **Adjacent to Conservation Area**

Mineral Consultation Area Local Plan Designations **AOPAC. Adj to VE**

Hazardous infrastructures

Agricultural Land Class. **3b** Other Constraints

Interventions to overcome constraints

Comments

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.

Site visit

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**

Available **Y** Developable **Y**

Achievable **Y** Deliverable **Y**

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**

Settlement Old Dalby

Address Land west of Longcliff Hill House

SITE DETAILS

Size (ha) 1.05 Number of units MBC 26 Building rate (dwellings/year) 36

Number of units proposed 30 Units type Mix

Northing coord 467054 Easting coord 323992

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 Opposite to Biodiversity constraints

Landowner Consent Single ownership

Landscape Constraints LCZ6 Med/High

Access Constraints

Contamination Constraints

TPO Physical Constraint

Trees/mature hedges Heritage Designations

Mineral Consultation Area Local Plan Designations AOPAC. Adj to VE. East Midlands Airport

Hazardous infrastructures

Agricultural Land Class. 3b Other Constraints No sewers

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.

Comments Site visit

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

CONCLUSIONS

Suitable Y - see above Time Frame/MBC Time F. 0-5 years 4-5 years

Available Y Developable Y

Achievable Y Deliverable Y

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 **Adajcent 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**

Settlement **Stathern**

Address **Land north of Stathern**

SITE DETAILS

Size (ha) **7** Number of units MBC **129** Building rate (dwellings/year) **36**

Number of units proposed **Unknown** Units type **House**

Northing coord **477300** Easting coord **331545**

Proposed use **R/S** Current use **AGRIC**

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

Relevant Planning History **None.**

CONSTRAINTS

Flood Risk **FZ3b (and CC50)**

Biodiversity Constraint

Landowner Consent **Single ownership**

Landscape Constraints **Adjacent to LGS. LCZ2 Med/Low**

Access Constraints **Access adjacent to LGS**

Contamination Constraints **Potential contaminated land**

TPO **Physical Constraint**

Trees/mature hedges **Heritage Designations** **Adjacent to Conservation Area**

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

Hazardous infrastructures

Agricultural Land Class. **3b** Other Constraints

Interventions to overcome constraints **Appropriate design measures to mitigate impact on conservation area and the LGS, may require initial work to contamination, sequential test needed if part of site in FZ3b developed. This may impact viability on site.**

Comments **Site visit**

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**

Available **Y** Developable **Y**

Achievable **Y - see above.** Deliverable **Y**

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

Biodiversity Constraint **Biodiversity constraints**

Landowner Consent **Single ownership**

Landscape Constraints **LCZ4 (Melton M.) Med/High**

Access Constraints **Off New Road**

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**

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**

Settlement **Frisby on the Wreake**

Address **Land east of Frisby**

SITE DETAILS

Size (ha) **10.25** Number of units MBC **192** Building rate (dwellings/year) **36**

Number of units proposed **40** Units type **Mix**

Northing coord **469938** Easting coord **317867**

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 **Adjacent to FZ3b (and CC50)**

Biodiversity Constraint **Ecological Network (River Corridor buffering)**

Landowner Consent **Multiple ownership**

Landscape Constraints **LCZ3 Med**

Access Constraints

Contamination Constraints **Adjacent to contaminated land**

TPO **Physical Constraint**

Trees/mature hedges **Heritage Designations** **Adjacent to Conservation Area**

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

Interventions to overcome constraints **Ownership agreement needed due to multiple owners.**

Comments

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.

Site visit

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** **-**

Available **Y** Developable **N**

Achievable **-** Deliverable **N**

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**

Settlement **Hose**

Address **Land off track off Canal Lane**

SITE DETAILS

Size (ha) **0.74** Number of units MBC **18** Building rate (dwellings/year) **36**

Number of units proposed **Unknown** Units type **Unknown**

Northing coord **473823** Easting coord **329720**

Proposed use **R/S** Current use **AGRIC**

Predominant adjoining use **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 **No direct access. Off new development HOS1 or other proposal adjacent**

Contamination Constraints

TPO **Physical Constraint**

Trees/mature hedges **Heritage Designations**

Mineral Consultation Area **Local Plan Designations** **AOPAC. Adj to VE**

Hazardous infrastructures **Adjacent to Gas Pipeline**

Agricultural Land Class. **3a/3b** Other Constraints **Distance to water main**

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.**

Comments

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 recommended for reserve site (see site visit comments)

Site visit

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

CONCLUSIONS

Suitable **Y - subject to above** Time Frame/MBC Time F. **0-5 years** **6-10 years**

Available **Y** Developable **Y**

Achievable **Y** Deliverable **N**

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**

Settlement **Wymondham**

Address **Land off southeast of Wymondham**

SITE DETAILS

Size (ha) **1.1** Number of units MBC **27** Building rate (dwellings/year) **36**

Number of units proposed **Unknown** Units type **Unknown**

Northing coord **485471** Easting coord **318479**

Proposed use **R/S** Current use **AGRIC**

Predominant adjoining use **AGRIC** Alternative use **R/S**

Relevant Planning History **None.**

CONSTRAINTS

Flood Risk **FZ3**

Biodiversity Constraint

Landowner Consent **Single ownership**

Landscape Constraints **LCZ3 High**

Access Constraints

Contamination Constraints **Adjacent to contaminated land x2**

TPO **Physical Constraint**

Trees/mature hedges **Heritage Designations**

Mineral Consultation Area **Local Plan Designations** **AOPAC**

Hazardous infrastructures

Agricultural Land Class. **3a** Other Constraints **Distance to sewers and wate**

Interventions to overcome constraints **Highways suggest submitting and agreeing suitable site access with visibility splays as per 6Cs design guide.**

Comments **Site visit**

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 resolved 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.

CONCLUSIONS

Suitable **N** Time Frame/MBC Time F. **0-5 years**

Available **Y** Developable **N**

Achievable **Deliverable** **N**

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 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.

Site visit

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 **FZ3b (and CC50)**

Biodiversity Constraint

Landowner Consent **Single ownership**

Landscape Constraints **AOS. LCZ2 Med/High**

Access Constraints

Contamination Constraints

TPO **Physical Constraint**

Trees/mature hedges **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

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.

Site visit

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

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, 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. Shopping**

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 **FZ2**

Biodiversity Constraint

Landowner Consent **Single ownership**

Landscape Constraints **LGS**

Access Constraints

Contamination Constraints **Potential contaminated land x2**

TPO **Physical Constraint**

Trees/mature hedges **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 considered suitable as mentioned above. Highways would require suitable access to be submitted and agreed in accordance with 6Cs design guide.

Site visit

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 considered 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**

Settlement Long Clawson

Address Land off Mill Lane

SITE DETAILS

Size (ha) **0.77** Number of units MBC **19** Building rate (dwellings/year) **36**

Number of units proposed **<10** Units type

Northing coord **472598** Easting coord **327195**

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

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

Relevant Planning History

CONSTRAINTS

Flood Risk

Biodiversity Constraint Potential Biodiversity constraints

Landowner Consent Single ownership

Landscape Constraints LCZ2 Med/High

Access Constraints Land adiacet to the site (off the road) belongs to the landowner

Contamination Constraints

TPO Physical Constraint

Trees/mature hedges Heritage Designations Adjacent to Conservation Area

Mineral Consultation Area Local Plan Designations **AOPAC. Adj to CA**

Hazardous infrastructures

Agricultural Land Class. **3b** Other Constraints

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.

Comments Site visit

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.

CONCLUSIONS

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

Available **Y - see comments** Developable **Y**

Achievable **Y** Deliverable **Y**

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**

Settlement **Hose**

Address **Extension of HOS1**

SITE DETAILS

Size (ha) **0.7** Number of units MBC **17** Building rate (dwellings/year) **36**

Number of units proposed **15** Units type **Mix**

Northing coord **473610** Easting coord **329641**

Proposed use **R/S** Current use **AGRIC**

Predominant adjoining use **R/S. AGRIC** Alternative use **R/S**

Relevant Planning History **The remaining of the site 15/00944/OUT for 25 dwellings. Resolution to permit subject to S106**

CONSTRAINTS

Flood Risk

Biodiversity Constraint **Biodiversity constraints**

Landowner Consent **Multiple ownership**

Landscape Constraints **LCZ6 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 **Distance to water main**

Interventions to overcome constraints **Site is landlocked and only accessible by public footpath.**

Comments **Site visit**

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,

CONCLUSIONS

Suitable **Y - see comments** Time Frame/MBC Time F. **0-5 years** **3-5 years**

Available **Y** Developable **Y**

Achievable **Y** Deliverable **Y**

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	<input type="checkbox"/>	
Biodiversity Constraint	<input type="checkbox"/>	
Landowner Consent	<input checked="" type="checkbox"/>	Single ownership
Landscape Constraints	<input checked="" type="checkbox"/>	Adjacent to AoS
Access Constraints	<input type="checkbox"/>	
Contamination Constraints	<input type="checkbox"/>	
TPO	<input type="checkbox"/>	Physical Constraint
Trees/mature hedges	<input checked="" type="checkbox"/>	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**

Settlement **Stathern**

Address **Extension of STAT1**

SITE DETAILS

Size (ha) **3.81** Number of units MBC **65** Building rate (dwellings/year) **36**

Number of units proposed Units type **Mix**

Northing coord **476890** Easting coord **331000**

Proposed use **R/S** Current use **AGRIC**

Predominant adjoining use Alternative use **None.**

Relevant Planning History **99/00638/FUL**

CONSTRAINTS

Flood Risk **FZ3b - on northern fringe of site is affected by FZ3b**

Biodiversity Constraint

Landowner Consent **Multiple ownership**

Landscape Constraints

Access Constraints

Contamination Constraints

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 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.

CONCLUSIONS

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

Available **Y** Developable **Y**

Achievable **Y** Deliverable **Y**

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**

Settlement **Melton Mowbray**

Address **Sandy Lane**

SITE DETAILS

Size (ha) **0.27** Number of units MBC **8** Building rate (dwellings/year) **36**

Number of units proposed **10-12** Units type

Northing coord **475392** Easting coord **317834**

Proposed use **R/S** Current use **LEIS**

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

Relevant Planning History **None.**

CONSTRAINTS

Flood Risk

Biodiversity Constraint

Landowner Consent

Landscape Constraints

Access Constraints

Contamination Constraints

TPO Physical Constraint

Trees/mature hedges Heritage Designations

Mineral Consultation Area Local Plan Designations

Hazardous infrastructures

Agricultural Land Class. Other Constraints

Interventions to overcome constraints

Comments

Site visit

CONCLUSIONS

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

Available **Y** Developable **Y**

Achievable **Y** Deliverable **Y**

