

Site details

Settlement	Hose	
Site Address	Land of Canal lane	
SHLAA ref (if available)	MBC/008/16	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history		
Site Area	Gross site area: 0.89	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 30-40 (from SHLAA form)	Net Capacity: (@30/40dph)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); - (negative); - - (Strong neg've).
Meeting identified need;	Provision of market and affordable housing	++
Relationship / connectivity with host settlement;	The site is less than 100m from the village centre. There are a number of footpaths and bridleways leading from the site to the main built up area.	+

	<p>Hose has a primary school within the village. Bus services run regularly through the village giving access to Melton and Bingham.</p> <p>Well related to the village settlement due to proximity and footpath linkages.</p>	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	<p>The site sits west of the centre within 100 metre distance. Services and facilities in the village are easily accessible on foot and bicycle.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located within the village.</p>	+
Proximity to employment;	<p>Employment in the village can be accessed on foot/cycle but are limited</p> <p>No significant employment available in village therefore have to travel out</p>	0
Availability of public transport;	<p>The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford for bus and train station services to Nottingham and Grantham.</p>	+
Brownfield land.	No	--
Loss of employment or other beneficial use	No	0

¹ MfS indicates 800 metres can be walkable.

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Access would be from Canal Lane. Canal Lane is single track rural road and has good visibility. Some concern over the suitability of the highway and its capacity to cope with additional traffic. Planning consent has been granted on the site opposite.</p> <p>PRoW G32 and G30 runs to the south of the village, G33 runs to the north and G26 to the east.</p> <p>Bridleway G36 to the northwest of the site gives access to the wider network</p>	+
Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	<p>Hose Primary School is situated on Bolton Lane. Secondary Education is provided at Bottesford and Melton.</p> <p>The primary school has not been indicated to have capacity issues and therefore capable of expansion.</p> <p>No GP in village</p>	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>No listed buildings present on site.</p> <p>Site borders the Conservation Area</p>	+

Flooding/Drainage	Flood Zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Bat roost nearby	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	Settlement edges have been assessed But to be confirmed Landscape Character Zone.	
Visual Impact	<p>The site is well related to the village and sits within a bridlepath which form a strong edge to the village after the community orchard/allotments. Would have limited visual impact on the setting of the village.</p> <p>Current footpaths through site create wildlife corridor and some mitigation/consideration of these links would need to be designed within any scheme.</p>	++

Agricultural Land classification	3a/3b	-
Noise or other pollutants	None	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No major constraints to affect viability	++
Known market constraints;	Good local market	++
Land ownership constraints;	Multiple Ownership	-

Expected Delivery (Trajectory)

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

Sustainability Appraisal summary

Overall summary
Site is well related to the built form of the village and is well connected with public footpaths and bridleways. Subject to access and suitability of the highway would be a suitable site for allocation.

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| Mitigation / Issues to address in policy |
| Sensitive design of layout and landscaping to respond to the settlement fringe and bordering Conservation Area. <ul style="list-style-type: none">• Highway infrastructure improvements• Biodiversity/Ecology – utilise existing wildlife corridors along footpaths |

Consultation Responses

Site details

Settlement	Hose	
Site Address	Land at the rear of Ferndale, 41 Bolton Lane	
SHLAA ref (if available)	MBC/024/13	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history		
Site Area	Gross site area: 0.36	Net site area: 0.36
Site capacity (based on SHLAA assessment)	Gross Capacity: 10-50 (from SHLAA form)	Net Capacity: 10(@30/40dph)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Provision of market and affordable housing	+
Relationship / connectivity with host settlement;	The site is less than 100m from the village centre. There are a number of footpaths and bridleways leading from the site to the main built up area.	+

	<p>Hose has a primary school within the village. Bus services run regularly through the village giving access to Melton and Bingham.</p> <p>Well related to the village settlement due to proximity and footpath linkages.</p>	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	<p>The site sits west of the centre within 100 metre distance. Services and facilities in the village are easily accessible on foot and bicycle.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located within the village.</p>	++
Proximity to employment;	Employment in the village can be accessed on foot/cycle but are limited	+
Availability of public transport;	The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford for bus and train station services to Nottingham and Grantham.	+
Brownfield land.	No	--
Loss of employment or other beneficial use	No	0

¹ MfS indicates 800 metres can be walkable.

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Access limited, site appears to be landlocked or from bridlepath. Adjoining SHLAA site MBC/008/16 would be able to provide access from Canal Lane. Canal Lane is single track rural road and has good visibility. Some concern over the suitability of the highway and its capacity to cope with additional traffic. Planning consent has been granted on the site opposite. As an individual site would have limited access onto the highway network.</p> <p>Public footpath to the north of the site provides a link to village and acts as a green corridor.</p> <p>PRoW G32 and G30 runs to the south of the village, G33 runs to the north and G26 to the east.</p> <p>Bridleway G36 to the northwest of the site gives access to the wider network</p>	+
Major infrastructure requirements (transport schemes etc)	Minor road improvements	+
Infrastructure capacity (schools / GPs / etc);	<p>Hose Primary School is situated on Bolton Lane. Secondary Education is provided at Bottesford and Melton.</p> <p>The primary school has not been indicated to have capacity issues and therefore capable of expansion.</p>	++

Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings present on site. Site borders the Conservation Area	+
Flooding/Drainage	Flood Zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Bat roost nearby	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Access to site dependant upon development of site MBC008/16	-
Landscape designation (<i>influence report – designation</i>).	Settlement edges have not been assessed To be confirmed Landscape Character Zone.	
Visual Impact	The site is well related to the village and sits within a bridlepath which form a strong edge to the village after the community orchard/allotments. Would have limited visual impact on the setting of the village.	++

	Current footpaths through site create wildlife corridor and some mitigation/consideration of these links would need to be designed within any scheme.	
Agricultural Land classification	3a/3b	-
Noise or other pollutants	None	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No issues to affect viability	++
Known market constraints;		++
Land ownership constraints;	Single Ownership	++

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in

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

Sustainability Appraisal summary

Overall summary

Site is well related to the built form of the village and is well connected with public footpaths and bridleways. Subject to access as site does not have direct access to Canal Lane and would be more suitable if treated as one site would be a suitable site for allocation.

Mitigation / Issues to address in policy

Sensitive design of layout and landscaping to respond to the settlement fringe and bordering Conservation Area.

- Highway infrastructure improvements
- Biodiversity/Ecology – utilise existing wildlife corridors along footpaths

Consultation Responses

Site details

Settlement	Hose	
Site Address	Colston Basset Lane	
SHLAA ref (if available)	MBC/125/13	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history		
Site Area	Gross site area: 4.2	Net site area: 2.6
Site capacity (based on SHLAA assessment)	Gross Capacity: 60 (from SHLAA form)	Net Capacity: 78 (@30dph)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Provision of market and affordable housing	++
Relationship / connectivity with host settlement;	The site is less than 300m from the village centre but is physically separated from the built form of the village by a community orchard and allotments. There are footpaths and bridleways linking the site to the main built up area.	--

	<p>Hose has a primary school within the village. Bus services run regularly through the village giving access to Melton and Bingham.</p> <p>Not connected to the village settlement</p>	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	<p>The site sits north west of the centre within 300 metre distance. Services and facilities in the village are accessible on foot and bicycle.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located within the village.</p>	++
Proximity to employment;	Employment in the village can be accessed on foot/cycle but are limited, therefore likely to require travel out of village	0
Availability of public transport;	The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford for bus and train station services to Nottingham and Grantham.	+
Brownfield land.	No	--
Loss of employment or other beneficial use	No	0

¹ MfS indicates 800 metres can be walkable.

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Access would be from Canal Lane. Canal Lane is single track with no road markings and no public footpath. Concern over the suitability of the highway and its rural character and its capacity to cope with additional traffic.</p> <p>PRoW G32 and G30 runs to the south of the village, G33 runs to the north and G26 to the east.</p> <p>Bridleway G36 to the northwest of the site gives access to the wider network</p>	--
Major infrastructure requirements (transport schemes etc)	Highway improvement to access site by foot cycle and car	-
Infrastructure capacity (schools / GPs / etc);	<p>Hose Primary School is situated on Bolton Lane. Secondary Education is provided at Bottesford and Melton.</p> <p>The primary school has not been indicated to have capacity issues and therefore capable of expansion.</p>	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings present on site.	++

Flooding/Drainage	Flood Zone 1 with part of the southern edge of the site within zone 2/3 along the watercourse.	+
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Close to GCN Breeding pond and candidate/potential local wildlife site along the canal	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None, maybe some slight contamination from the adjoining building, Electro Motion UK	0
Landscape designation (<i>influence report – designation</i>).	Settlement edges have not been assessed as Medium – Low and falls within a Landscape Character Zone ?.	+
Visual Impact	<p>The site is not connected to the built form of the village and physically separated from the village. The site is quite well screened on the south eastern part as it is on lower lying land with a bund to the western edge. However the north western part of the site is very prominent and forms part of the open countryside setting of the village. The site adjoins the canal to the north west and forms part of the rural setting of the canal.</p> <p>However, the site is surrounded by fields and open countryside</p>	--

	and is distanced from the built form of the village. Development on this site would be visually prominent and would have an adverse impact on the setting and character of the surrounding area.	
Agricultural Land classification	3a/3b	-
Noise or other pollutants	None	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Highway improvement and landscaping mitigation required	0
Known market constraints;	none	++
Land ownership constraints;	Land owner indicated site not available	--

Expected Delivery (Trajectory)

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

Sustainability Appraisal summary

Overall summary

Site is not well related to the built form of the village but is connected with public footpaths and bridleways. Any development would have an adverse visual impact on the character of the area. Concern over the suitability of the highway network and character of the rural road to which it would access. Disconnected from the village and visual harm makes the site unsuitable for allocation.

Mitigation / Issues to address in policy

No mitigation can overcome physical separation from settlement and visual impact.

Consultation Responses

Site details

Settlement	Hose	
Site Address	Electro Motion Uk (Export) Limited, Colston Basset Lane	
SHLAA ref (if available)	MBC/125/14	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	16/00353/CL B2 (General Industrial) with associated external storage and parking pending & 16/00420/FUL Refurbishment of existing Industrial Premises including the insertion of a mezzanine floor and re-cladding and installing new windows and doors. Currently invalid	
Site Area	Gross site area: 4.19	Net site area: 2.6
Site capacity (based on SHLAA assessment)	Gross Capacity: 60 (from SHLAA form)	Net Capacity: 78 (@30dph)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Provision of market and affordable housing	++
Relationship / connectivity with host settlement;	The site is less than 200m from the village centre but is physically separated from the built form of the village by a community orchard and allotments. There are footpaths and	--

	<p>bridleways linking the site to the main built up area.</p> <p>Hose has a primary school within the village. Bus services run regularly through the village giving access to Melton and Bingham.</p> <p>Not connected to the village settlement</p>	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	<p>The site sits north west of the centre within 200 metre distance. Services and facilities in the village are accessible on foot and bicycle.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located within the village.</p>	+
Proximity to employment;	Employment in the village can be accessed on foot/cycle but are limited	0
Availability of public transport;	The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford for bus and train station services to Nottingham and Grantham.	+
Brownfield land.	Partially, the site contains Electro Motion UK but this only relates to the north eastern corner of the site. The majority of the site is grazing land.	-
Loss of employment or other beneficial use	Loss of employment site	--

¹ MfS indicates 800 metres can be walkable.

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Access would be from Canal Lane. Canal Lane is single track with no road markings and no public footpath. Concern over the suitability of the highway and its rural character and its capacity to cope with additional traffic.</p> <p>PRoW G32 and G30 runs to the south of the village, G33 runs to the north and G26 to the east.</p> <p>Bridleway G36 to the northwest of the site gives access to the wider network</p>	--
Major infrastructure requirements (transport schemes etc)	Highway improvements	-
Infrastructure capacity (schools / GPs / etc);	<p>Hose Primary School is situated on Bolton Lane. Secondary Education is provided at Bottesford and Melton.</p> <p>The primary school has not been indicated to have capacity issues and therefore capable of expansion.</p>	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings present on site.	++

Flooding/Drainage	Flood Zone 1 with part of the southern edge of the site within zone 2/3 along the watercourse.	+
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Close to GCN Breeding pond	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Contaminated land where current building is	-
Landscape designation (<i>influence report – designation</i>).	Settlement edges have not been assessed as Low/medium sensitivity. Site falls within Landscape Character Zone ?	+
Visual Impact	<p>The site is not connected to the built form of the village and physically separated from the village. The site is quite well screened and on lower lying land with a bund to the western edge. When approaching from Canal Lane the site would not be overly prominent and considering the structure on the site it is not considered that it would be visually intrusive.</p> <p>However, the site is surrounded by fields and open countryside and is distanced from the built form of the village.</p>	-

Agricultural Land classification	3a/3b	-
Noise or other pollutants	None	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Access, highway and landscape mitigation required	0
Known market constraints;	none	++
Land ownership constraints;	Single Ownership, but current planning application for employment uses indicates an alternative use preferred	0

Expected Delivery (Trajectory)

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Sustainability Appraisal summary

Overall summary
Site is not well related to the built form of the village but is connected with public footpaths and bridleways and wouldn't have an adverse visual impact. Concern over the suitability of the highway network and character of the rural road to which it would access. Disconnected from the village it is not considered to be a suitable site for allocation.

Mitigation / Issues to address in policy
No mitigation can overcome physical separation from settlement.

Consultation Responses

Site details

Settlement	Hose	
Site Address	Land opposite 11 Harby Lane	
SHLAA ref (if available)	MBC/163/15	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history		
Site Area	Gross site area: 2.47	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 20 (from SHLAA form)	Net Capacity: (@30/40dph)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Provision of market and affordable housing	++
Relationship / connectivity with host settlement;	The site is less than 200m from the village centre and is adjacent to the village hall. However it is disconnected from the main built form of the village by Harby Lane where the predominant built form lies to the west of the highway, the only	-

	<p>exception being the village hall and car park.</p> <p>There are footpaths linking the site to the main built up area on the opposite site of the highway.</p> <p>Hose has a primary school within the village. Bus services run regularly through the village giving access to Melton and Bingham.</p> <p>Not connected to the village settlement</p>	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	<p>The site sits east of the centre within 200 metre distance. Services and facilities in the village are accessible on foot and bicycle.</p> <p>The village is served by a regular bus service Monday to Friday only. Bus stops are located next to the site.</p>	++
Proximity to employment;	Employment in the village can be accessed on foot/cycle but are limited, therefore employment likely to be outside village	0
Availability of public transport;	The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford for bus and train station services to Nottingham and Grantham.	+
Brownfield land.	No	--

¹ Mfs indicates 800 metres can be walkable.

Loss of employment or other beneficial use	No	0
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Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Access onto Harby Road with good visibility</p> <p>PRoW G32 and G30 runs to the south of the village, G33 runs to the north and G26 to the east.</p> <p>Bridleway G36 to the northwest of the site gives access to the wider network</p>	+
Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	<p>Hose Primary School is situated on Bolton Lane. Secondary Education is provided at Bottesford and Melton.</p> <p>The primary school has not been indicated to have capacity issues and therefore capable of expansion.</p>	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings present on site. The Conservation Area is on the opposite site of Harby Lane.	+

Flooding/Drainage	Flood Zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	Settlement edges have not been assessed as Medium and fall within a Landscape Character Zone ?.	0
Visual Impact	The site is not connected to the built form of the village which lies on the opposite site of the road. Development on this site would be disjointed from the housing in the settlement. The site allows for views from the village out to the vale and development would impact on views into and out of the village.	--

Agricultural Land classification	3a/3b	-
Noise or other pollutants	None	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	None	++
Known market constraints;	none	++
Land ownership constraints;	Single Ownership	++

Expected Delivery (Trajectory)

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

Sustainability Appraisal summary

Overall summary
Site is not well related to the built form of the village but is well related to the village hall. The site would also have an adverse visual impact on the setting of the village. Disconnected from the village it is not considered to be a suitable site for allocation.

Mitigation / Issues to address in policy
No mitigation can overcome physical separation from settlement.

Consultation Responses