

SHELAA 2019/20

Strategic Housing and Economic Land Availability Assessment



Contents

Introduction	2	Grimston.....	13	Scalford	20
Abbreviations and Acronyms	4	Harby	13	Somerby	20
Summary of conclusions	6	Hoby	13	Stathern	20
Ab Kettleby.....	7	Holwell.....	13	Thorpe Arnold.....	21
Asfordby.....	7	Hose.....	14	Twyford.....	21
Asfordby Hill.....	7	Kirby Bellars.....	14	Waltham on the Wolds.....	21
Asfordby Valley	8	Knipton	14	Welby.....	22
Barkestone le Vale	8	Long Clawson.....	14	Wyfordby	22
Bottesford	9	Melton Mowbray Centre.....	15	Wymondham	22
Branston.....	9	Melton Mowbray East.....	16	Sites not associated to settlements.....	23
Burton Lazars	10	Melton Mowbray North	16	2018/19 SHELAA proformas	24
Cold Overton.....	10	Melton Mowbray South	17	Explanatory notes	25
Croxtan Kerrial	10	Muston	18	Proximity to Services and Facilities.....	74
Easthorpe	10	Nether Broughton	18	Maps	76
Eastwell	11	Normanton	18	Sites not associated to a settlement.....	125
Eaton	11	Old Dalby	18		
Freeby	11	Old Dalby Business Parks area.....	19		
Frisby on the Wreake.....	12	Pickwell.....	19		
Gaddesby	12	Plungar.....	19		
Goadby Marwood	12	Queensway.....	19		
Great Dalby	12	Redmile.....	19		

Introduction

MELTON BOROUGH COUNCIL

SHELAA 2019/20

2019/20 SHELAA

This document has been divided in three different parts. They provide a detailed assessment of sites that have been submitted to Melton Borough Council. This detailed assessment has been carried out for those sites submitted during 2018 and 2019 and a “light touch” assessment has been undertaken for all those sites included in previous SHELAA/SHLAA versions. This document is divided as follows:

- [Summary of conclusions for all sites](#)
- [2019 sites proformas](#)
- [Settlement maps](#)

The process

Any site submitted to the Council after the previous SHLAA’s Call for Sites (2017) has been included in the proformas. The Council carried out the Call for Sites exercise between the 8th July and the 16th August 2019 when further sites were submitted. A total of 49 sites were submitted, but not all of them qualified¹ as sites to be assessed as per the Joint Methodology guidance. The desktop assessment of new and previous sites have been undertaken in a similar way, with the exception of how the conclusions are displayed in the document. New sites were sent to Historic England, Environment Agency, Natural England and Highways for comments. A SHELAA panel could not be held due to the low numbers of attendees, instead a consultation period of 2 weeks was opened in order to shape the final draft.

Summary

A total of 86 dwellings are identified as deliverable, 1,022 developable (6-10 years), 1,727 developable (11-15 years), and 13, 837 developable (+15 years). Capacity of sites that are partially allocated has been adjusted.

¹ Sites below 5 units, duplicated, already built or highly constrained by ‘red constraints’ have been removed from the assessment. They are still part of the summary of conclusions for information only.

Website content

Melton Borough Council has created a webpage (<https://www.meltonplan.co.uk/shlaa>) where people can check the content in this paper, access to the [mapping application](#) and see the recently updated [Leicester and Leicestershire joint methodology](#). The [mapping application](#) includes links to the comments from consultees (Highways, Historic England, Natural England and the Environment Agency), the joint methodology and this document. To access to these documents, you just need to click over one of the SHELAA sites and a pop-up window will show the links. Additionally, the application has added a colour coding in order to differentiate those 2019/20 sites that are considered deliverable (blue), developable in 6-10 years (green), developable in 11-15 years (yellow) and developable in +15 years (orange) and not currently deliverable or developable (red).

Abbreviations and Acronyms

MELTON BOROUGH COUNCIL

SHLAA 2019/20

AGRIC – Agricultural use	LWS – Local Wildlife Site
ALC – Agricultural land classification	MCA – Mineral Consultation Area
CA – Conservation Area	NDP/NDP – Neighbourhood (Development) Plan
Const. – Constraints	PCO – Pending consideration (planning application)
DP – Development Plan	PDE – Pending decision (planning application)
EMP – Employment use	PER – Permitted (application)
FZ – flood zone	PROW – public right of way
LCAU – Landscape Character Assessments Unit	R/S – Residential use
LCZ – Landscape Character Zone	SSSI IRZ - Impact Risk Zones for Sites of Special Scientific Interest
LEIS – Leisure use	STW - Sewage Treatment Works
LP – Local Plan	wb- within buffer (300m buffer around the site)

Summary of conclusions

MELTON BOROUGH COUNCIL

SHLAA 2019/20

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
Ab Kettleby							
MBC/001/13	MBC/001/15						
MBC/001/15	-	32	None	-	6-10 years	Dev. Plan	Part allocated (10)
MBC/002/13	MBC/008/17						
MBC/002/17	-	12	None	-	6-10 years	Dev. Plan	
MBC/008/17	-	49	None	-	6-10 years	Dev. Plan	
Asfordby							
MBC/001/16	-	423	Part only	-	+15 years	Scale, DP	
MBC/003/13	MBC/003/15						
MBC/003/15	-	3					
MBC/006/13	MBC/104/13						
MBC/006/15	MBC/104/13						
MBC/040/16	-	56	Part only	-	-	Yes	Allocation (70)
MBC/104/13	-	57	Part only	-	-	Yes	16/00539/OUT (55)
MBC/105/13	-	73	None	-	11-15 years	Scale, DP	
MBC/106/13	MBC/148/14						
MBC/107/13	-	148	None	-	+15 years	Scale, DP	
MBC/108/13	-	25	None	-	+15 years	Ownership issues	
MBC/148/14	-	106	None	-	-	Yes	Allocation (100)
MBC/012/19	-	24	None	-	6-10 years	Constraints, DP	
Asfordby Hill							
MBC/004/13	MBC/004/15						
MBC/004/15	-	1	Most	Yes			
MBC/028/17	-	90	Part	-	+15 years	Scale, const. , DP	
MBC/073/13	-	18	None	-	6-10 years	Dev. Plan	

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
MBC/005/13	-	70	Part only	-	+15 years	Scale, const., DP	
MBC/111/13	-	17	None	-	11-15 years	Dev. Plan	
MBC/112/13	-	40	None	-	-	Yes	15/00201/FUL (15)
MBC/113/13	-	21	Part	-	6-10 years	Trajectory	Allocation (47)
MBC/149a/14	MBC/149b/14						
MBC/149b/14	-	44	Part	-	+15 years	Scale, const, DP	
MBC/183/15	MBC/005/13						
MBC/184/15	MBC/005/13						
MBC/185/15	MBC/005/13						
Asfordby Valley							
MBC/109/13	MBC/020/19						
MBC/110/13	-	21	None	-	11-15 years	Scale, DP	Unsust. location
MBC/007/18	MBC/020/19						
MBC/020/19	-	44	None	-	11-15 years	Scale, DP	Unsust. location
Barkestone le Vale							
MBC/007/13	-	2					
MBC/074/13	-	3					
MBC/075/13	-	1					
MBC/089/13	-	8	None	-	6-10 years	Dev. Plan	Unsust. location
MBC/090/13	-	7	None	-	6-10 years	Dev. Plan	Unsust. location
MBC/091/13	-	3					
MBC/100/13	-	28	None	-	11-15 years	Scale, DP	Unsust. location
MBC/101/13	-	11	None	-	6-10 years	Dev. Plan	Unsust. location
MBC/102/13	-	4					
MBC/046/19	-	66	None	-	+15 years	Scale, DP	Unsust. location

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
Bottesford							
MBC/008/13	-	28	Most	Yes	-	-	
MBC/010/13	MBC/010/15						
MBC/010/15	-	38	Part only	-	6-10 years	Constraints	
MBC/011/13	MBC/011/15						
MBC/011/15	-	48	Part only		-	Yes	Allocation, PA
MBC/012/13	MBC/021/19						
MBC/013/16	-	23	Part only	-	-	Yes	Allocation
MBC/057/13	-	247	Part only	-	6-10 years	Trajectory	Allocation (163)
MBC/115/13	Built						
MBC/142/13	-	19	Part only	-	-	Yes	Allocation (41)
MBC/143/13	-	10	None	-	-	Yes	
MBC/152/15	-	85	None	-	-	Yes	18/00874/REM (88)
MBC/156/15	-	143	Most	Yes			
MBC/166/15	-	61	Part only	-	-	Yes	18/00632/OUT (60)
MBC/181/15	-	15	None	-	11-15 years	Constraints, DP	
MBC/021/19	-	317	Part	-	+15 years	Scale, const, DP	
MBC/033/19	-	121	None	-	+15 years	Scale, DP	
MBC/048/19	-	165	Part	-	+15 years	Scale, DP	
MBC/049/19	MBC/048/19						
Branston							
MBC/086/13	-	1					
MBC/087/13	-	5	None	-	6-10 years	Dev. Plan	Unsust. location
MBC/088/13	-	3					
MBC/097/13	-	24	None	-	11-15 years	Dev. Plan	Unsust. location
MBC/098/13	-	17	None	-	11-15 years	Dev. Plan	Unsust. location

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
Burton Lazars							
MBC/007/17a	MBC/007/17b						
MBC/007/17b	-	43	None	-	+15 years	Dev. Plan	Unsust. location
MBC/013/13	MBC/013/15						
MBC/013/15	-	2					
MBC/022/16	-	53	None	-	+15 years	Dev. Plan	Unsust. location
Cold Overton							
MBC/014/13	-	5	None	-	6-10 years	Dev. Plan	Unsust. location
Croxton Kerrial							
MBC/078/13	-	1					
MBC/079/13	-	35	None	-	-	Yes	Allocation (39)
MBC/080/13	-	27	None	-	6-10 years	Dev. Plan	
MBC/092/13	-	24	None	-	6-10 years	Dev. Plan	
MBC/095/13	-	8	None	-	6-10 years	Trajectory	Allocation (10)
MBC/096/13	MBC/044/19						
MBC/039/19	-	51	None	-	+15 years	Scale, DP	
MBC/040/19	-	98	None	-	+15 years	Scale, DP	
MBC/042/19	-	57	None	-	+15 years	Scale, DP	
MBC/044/19	-	41	None	-	6-10 years	Trajectory	Allocation (10)
MBC/045/19	-	24	None	-	11-15 years	Constraints, DP	
Easthorpe							
MBC/009/13	MBC/009/15						
MBC/009/15	MBC/015/19						

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
MBC/026/16	-	47	Part only	-	+15 years	Constraints	
MBC/027/16	-	34	Part only	-	6-10 years	Trajectory	Allocation (18)
MBC/028/16	-	28	Part only	-	-	Yes	Allocation (9)
MBC/076/13	-	16	Most	Yes			
MBC/077/13	-	20	Part only	-	11-15 years	Scale, Const, DP	
MBC/005/18	-	13	Part only	-	-	Yes	18/01240/FUL (4)
MBC/015/19	-	57	Part only	-	+15 years	Scale, DP	
MBC/028/19	-	56	Part only	-	+15 years	Scale, DP	
MBC/035/19	-	125	None	-	+15 years	Scale, DP	
Eastwell							
MBC/081/13	-	1					
MBC/082/13	-	1					
MBC/036/19	-	23	None	-	+15 years	Scale, DP	
MBC/037/19	-	73	None	-	+15 years	Scale, DP	
Eaton							
MBC/002/16	MBC/023/16						
MBC/003/16	-	19	None	-	11-15 years	Dev. Plan	Unsust. location
MBC/015/13	-	8	None	-	6-10 years	Dev. Plan	Unsust. location
MBC/194/15	-	79	None	-	+15 years	Scale, DP	Unsust. location
MBC/023/19	-	7	None	-	6-10 years	Dev. Plan	Unsust. location
Freeby							
MBC/014/17	-	12	None	-	+15 years	Dev. Plan	Unsust. location

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
Frisby on the Wreake							
MBC/004/16	-	62	None	-	6-10 years	Dev. Plan	Part allocated (22)
MBC/007/16	-	85	None	-	-	Yes	16/00704/OUT (48)
MBC/009/17	MBC/009/18						
MBC/036/16	-	71	None	-	+15 years	Scale, const	
MBC/037/16	-	19	None	-	11-15 years	Dev. Plan	
MBC/191/15	-	40	None	-	-	Yes	17/01325/REM (53)
MBC/009/18	-	197	Part only	-	+15 years	Scale	
Gaddesby							
MBC/005/17	-	65	None		11-15 years	Dev. Plan	Part allocated (11)
MBC/016/13	MBC/016/19						
MBC/017/13	-	11	None	-	-	Yes	18/00145/OUT (11)
MBC/193/15	-	22	Most	Yes			Flood Zone 3b
MBC/016/19	-	31	None	-	11-15 years	Scale, DP	
MBC/022/19	-	11	None	-	6-10 years	Dev. Plan	
Goadby Marwood							
MBC/019/13	MBC/016/15						
MBC/019/15	-	30	None	-	+15 years	Dev. Plan	Unsust. location
Great Dalby							
MBC/003/17	-	37	None	-	-	Yes	Allocation, PA
MBC/001/18	-	29	None	-	11-15 years	Constraints, DP	
MBC/002/18	-	44	None	-	11-15 years	Constraints, DP	

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
Grimston							
MBC/016/17	-	13	None	-	11-15 years	Dev. Plan	Unsust. location
MBC/017/17	-	3					
Harby							
MBC/012/17	-	13	None		6-10 years	Dev. Plan	Reserve site
MBC/016/16	-	67	None	-	-	Yes	18/01183/FUL (61)
MBC/020/13	-	59	None	-	11-15 years	No info - allocation	15/00673/OUT (53)
MBC/038/16	-	33	None	-	6-10 years	Dev. Plan	
MBC/021/13	-	9	None	-	-	Yes	Windfall
MBC/022/13	MBC/022/15						
MBC/022/15	-	10	None	-	-	Yes	Windfall
MBC/023/13	MBC/023/15						
MBC/023/15	-	10	None	-	-	Yes	Windfall
MBC/134/13	Built						
MBC/162/15	-	3					
MBC/188/15	Built						
Hoby							
MBC/032/16	MBC/011/19						
MBC/011/19	-	21	None	-	+15 years	Const, Scale, DP	Unsust. location
Holwell							
MBC/013/19	-	10	None	-	11-15 years	Constraints, DP	Unsust. location

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
Hose							
MBC/008/16	-	22	None	-	11-15 years	Ownership issues	
MBC/010/17	-	65	None	-	-	Yes	Allocation
MBC/011/17	-	18	None	-	6-10 years	Constraints	
MBC/027/17	-	17	None	-	6-10 years	Trajectory	Allocation
MBC/024/13	MBC/008/16						
MBC/125/13	MBC/125/14						
MBC/125/14	-	75	Part only	-	+15 years	Scale, DP	
MBC/163/15	-	45	Part only	-	11-15 years	Dev. Plan	
Kirby Bellars							
MBC/005/16	MBC/047/16						
MBC/025/13	-	39	None	-	11-15 years	Scale	Unsust. location
MBC/047/19	-	15	None	-	6-10 years	Dev. Plan	Unsust. location
Knipton							
MBC/099/13	-	40	None	-	11-15 years	Scale	Unsust. location
Long Clawson							
MBC/025/17	-	19	None	-	6-10 years	Constraints, DP	
MBC/026/17	-	13	None	-	6-10 years	Dev. Plan	
MBC/026/13	MBC/026/15						
MBC/026/15	-	65	None	-	6-10 years	Dev. Plan	15/00547/OUT (10)
MBC/027/13	MBC/027/15						
MBC/027/15	-	15	None	-	6-10 years	Dev. Plan	
MBC/028/13	-	22	None	-	6-10 years	Dev. Plan	

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
MBC/144/13	MBC/144/15						
MBC/144/15	-	28	None	-	6-10 years	Trajectory	Allocation (35)
MBC/150/15	-	41	None	-	6-10 years	Trajectory	Allocation (45)
MBC/168/15	-	49	None	-	11-15 years	Dev. Plan	
MBC/169/15	-	38	None	-	11-15 years	Dev. Plan	Reserve Site
MBC/175/15	-	7	None	-	-	Yes	
MBC/178/15	-	57	None	-	+15 years	Scale, Const, DP	
MBC/180/15	-	9	None	-	-	Yes	
MBC/014/19	-	24	None	-	11-15 years	Constraints, DP	
Melton Mowbray Centre							
MBC/021/17	-	19	None	-	6-10 years	Trajectory	Allocation
MBC/022/17	-	12	None	-	6-10 years	Constraints	Car Park, FZ3
MBC/023/17	-	21	None	-	6-10 years	Constraints	Car Park, LGS
MBC/029/13	Built						
MBC/116/13	Built						
MBC/118/13	-	5	None	-	-	Yes	Windfall
MBC/119/13	-	6	None	-	-	Yes	Windfall
MBC/120/13	-	3					
MBC/122/13	-	4					
MBC/123/13	-	114	Part only	-	-	Yes	07/00733/FUL (98)
MBC/124/13	-	3					
MBC/133/13	MBC/133/14						
MBC/133/14	-	30	None	-	-	Yes	Allocation (16)
MBC/135/13	-	7	None	-	-	Yes	Allocation (11)
MBC/136/13	-	12	None	-	6-10 years	Trajectory	Allocation (20)
MBC/137/13	-	6	None	-	-	Yes	
MBC/138/13	-	17	None	-	6-10 years	Dev. Plan	

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
MBC/139/13	-	10	None	-	6-10 years	Dev. Plan	
MBC/153/15	-	186	Part only	-	11-15 years	Scale, DP	Reserve site
MBC/157/15	-	232	None	-	+15 years	Scale, DP	
MBC/186/15	-	35	None	-	11-15 years	Dev. Plan	
MBC/189/15	Built						
MBC/190/15	Built						
MBC/024/19	-	28	None	-	11-15 years	Dev. Plan	
Melton Mowbray East							
MBC/034/16	-	151	Part only	-	11-15 years	Scale, DP	
MBC/039/16	MBC/010/19						
MBC/049/13	MBC/029/19						
MBC/029/19	-	1307	Part only	-	+15 years	Scale, DP	Distributor Road
MBC/179/15	-	29	Part only	-	6-10 years	Dev. Plan	
MBC/010/19	-	230	Part only	-	+15 years	Constraints, DP	
MBC/032/19	-	280	None	-	+15 years	Scale, DP	
Melton Mowbray North							
MBC/019/17	-	20	Most	Yes			Flood Zone 3
MBC/030/13	-	373	Part	-	-	Yes	Allocation (83)
MBC/031/13	-	70	Part only	-	+15 years	Trajectory	Allocation
MBC/033/13	-	114	Part only	-	-	Yes	17/00711/REM (77)
MBC/034/13	NSN						
MBC/024/15	NSN						
MBC/036/13	NSN						
MBC/037/13	-	11	-	-	6-10 years	Trajectory	Allocation (16)
MBC/038/13	NSN						
MBC/039/13	-	11	Most	Yes			

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
MBC/058/13	NSN, MBC/033/13						
MBC/060/13	NSN (most)						
MBC/064/13	MBC/064/15						
MBC/064/15	NSN						
MBC/114/13	Built						
MBC/132/13	-	28	-	-	11-15 years	Trajectory	Allocation (37)
MBC/151/15	NSN (most)						
Melton Mowbray South							
MBC/006/16	-	12	None	-	-	Yes	17/00962/FUL (9)
MBC/020/17	-	13	None	-	6-10 years	Dev. Plan	
MBC/031/17	-	8	None	-	6-10 years	Dev. Plan	
MBC/032/13	-	105	None	-	-	Yes	18/00200/REM (120)
MBC/035/13	MBC/035/15						
MBC/035/15	SNS						
MBC/061/13	MBC/061/15						
MBC/061/15	SNS (most)						
MBC/062/13	MBC/062/15						
MBC/062/15	SNS						
MBC/063/15	MBC/035/15						
MBC/127/13	SNS						
MBC/128/13	SNS						
MBC/129/13	MBC/129/15						
MBC/129/15	SNS						
MBC/130/13	SNS						
MBC/131/13	Built						
MBC/019/19	-	598	Part	-	+15 years	Scale, const, DP	
MBC/158/15	-	283	None	-	+15 years	Scale, DP	Servicing

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
Muston							
MBC/083/13	-	18	None	-	6-10 years	Dev. Plan	
MBC/093/13	-	4					
MBC/187/15	-	13	Part only	-	6-10 years	Dev. Plan	
Nether Broughton							
MBC/040/13	MBC/041/15						
MBC/041/13	MBC/041/15						
MBC/041/15	-	31	None	-	-	Yes	15/01019/OUT (25)
MBC/042/13	MBC/042/15						
MBC/042/15	-	20	None	-	11-15 years	Dev. Plan	Unsust. location
MBC/177/15	-	19	None	-	11-15 years	Dev. Plan	Unsust. location
Normanton							
MBC/043/13	-	348	None	-	+15 years	Scale, DP	Unsust. location
MBC/044/13	-	Employment			+15 years	Scale, DP	Not ident in DP
MBC/145/14	-	324	None	-	+15 years	Scale, DP	Unsust. location
Old Dalby							
MBC/001/17	MBC/027/19						
MBC/004/17	-	26	None	-	6-10 years	Dev. Plan	
MBC/009/16	-	88	None	-	6-10 years	Dev. Plan	Part allocated (28)
MBC/018/16	-	35	None	-	6-10 years	Dev. Plan	
MBC/171/15	MBC/017/19						
MBC/172/15	-	80	None	-	+15 years	Scale, DP	

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
MBC/182/15	-	80	Part	-	+15 years	Scale, Const, DP	
MBC/017/19	-	23	None	-	6-10 years	Dev. Plan	Reserve Site
MBC/018/19	-	46	None	-	11-15 years	Scale, DP	
MBC/027/19	-	69	None	-	+15 years	Scale, DP	
Old Dalby Business Parks area							
MBC/030/17	-	82	None	-	11-15 years	Scale, DP	Unsust. location
MBC/045/13	-	108	None	-	+15 years	Scale, DP	Unsust. location
MBC/046/13	MBC/030/17						
Pickwell							
MBC/014/16	-	11	None	-	6-10 years	Dev. Plan	Unsust. location
Plungar							
MBC/121/13	-	6	None	-	6-10 years	Dev. Plan	Unsust. location
Queensway							
MBC/024/17	-	107	None	-	+15 years	Scale	Unsust. location
MBC/176/15	-	40	None	-	11-15 years	Scale, DP	Unsust. location
Redmile							
MBC/047/13	MBC/047/15						
MBC/047/15	-	4					
MBC/084/13	-	3					
MBC/085/13	-	3					
MBC/094/13	-	6	None	-	6-10 years	Dev. Plan	Unsust. location

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
MBC/103/13	-	11	None	-	6-10 years	Dev. Plan	Unsust. location
MBC/034/19	-	68	None	-	+15 years	Scale, DP	Unsust. location
MBC/038/19	-	44	None	-	+15 years	Scale, DP	Unsust. location
MBC/041/19	-	44	None	-	+15 years	Scale, DP	Unsust. location
MBC/043/19	-	68	None	-	+15 years	Scale, DP	Unsust. location
Scalford							
MBC/018/17	-	23	None	-	6-10 years	Trajectory	Allocation
MBC/008/18	-	16	None	-	11-15 years	Constraints	
Somerby							
MBC/023/16	-	42	None	-	6-10 years	Trajectory	Allocation
MBC/024/16	-	212	None	-	+15 years	Scale, DP	
MBC/035/16	-	41	None	-	+15 years	Constraints, DP	
MBC/048/13	-	33	None	-	6-10 years	Dev. Plan	Reserve site
MBC/146/14	-	27	None	-	-	Yes	18/00838/REM (28)
Stathern							
MBC/006/17	-	129	Part only	-	+15 years	Scale	
MBC/012/16	MBC/029/17						
MBC/029/17	-	65	Part only	-	-	Yes	Allocation
MBC/021/16	-	7	None	-	-	Yes	Windfall
MBC/025/16	-	33	None	-	11-15 years	Constraints	
MBC/030/16	-	70	None	-	11-15 years	Scale	
MBC/031/16	-	28	None	-	11-15 years	Constraints	
MBC/041/16	-	16	None	-	-	Yes	18/00980/FUL (8)
MBC/141/13	-	25	None	-	11-15 years	Scale, DP	

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
MBC/195/15	-	331	Part	-	+15 years	Scale, DP	
Thorpe Arnold							
MBC/010/16	-	49	None	-	-	Yes	Allocation
MBC/011/16	-	27	None	-	-	Yes	Allocation
MBC/066/13	-	121	None	-	+15 years	Scale, DP	
MBC/154/15	MBC/030-32/19						
MBC/160/15	MBC/011/16						
MBC/161/15	MBC/010/16						
MBC/173/15	-	10	None	-	6-10 years	Scale, DP	
MBC/174/15	-	44	None	-	11-15 years	Scale, DP	
MBC/003/18	-	38	None	-	11-15 years	Scale, DP	
MBC/030/19	-	167	Part only	-	+15 years	Scale, DP	
MBC/031/19	-	184	Part	-	+15 years	Scale, const, DP	
Twyford							
MBC/029/16	-	16	None	-	11-15 years	Dev. Plan	Unsust. location
MBC/033/16	-	25	None	-	11-15 years	Dev. Plan	Unsust. location
MBC/050/13	-	70	None	-	+15 years	Scale, DP	Unsust. location
MBC/051/13	-	13	None	-	11-15 years	Dev. Plan	Unsust. location
MBC/052/13	-	11	None	-	11-15 years	Dev. Plan	Unsust. location
Waltham on the Wolds							
MBC/019/16	-	88	None	-	11-15 years	Dev. Plan	
MBC/020/16	-	67	None	-	11-15 years	Dev. Plan	
MBC/053/13	-	12	None	-	6-10 years	Dev. Plan	
MBC/054/13	-	17	None	-	11-15 years	Trajectory	14/00777/FUL (28)

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
MBC/055/13	MBC/026/19						
MBC/140/13	MBC/164/15						
MBC/164/15	-	88	None	-	-	Yes	17/00391/REM +(105)
MBC/192/15	-	169	None	-	+15 years	Scale, DP	Reserve Site
MBC/006/18	-	141	None	-	+15 years	Scale, DP	
MBC/026/19	-	42	None	-	11-15 years	Dev. Plan	
Welby							
MBC/015/16	-	110	Part		+15 years	Scale, Const	Unsust. location
Wyfordby							
MBC/013/17	-	25	None	-	+15 years	Scale	Unsust. location
Wymondham							
MBC/015/17	-	27	None	-	+15 years	Constraints	Flood Zone 3
MBC/018/13	-	12	None	-	-	Yes	17/01575/FUL (9)
MBC/056/13	-	119	None	-	-	Yes	17/01411/DIS (12)
MBC/067/13	-	135	None	-	+15 years	Const., Scale	
MBC/068/13	-	21	None	-	6-10 years	Dev. Plan	
MBC/069/13	-	128	None	-	+15 years	Const., Scale	
MBC/070/13	-	74	None	-	6-10 years	Trajectory	Allocation (22)
MBC/071/13	-	19	None	-	11-15 years	Constraints, DP	
MBC/072/13	-	31	None	-	6-10 years	Trajectory	Part allocation (21)
MBC/165/15	-	7	None	-	-	Yes	

Site	Rule out – duplicated/built	Rule out – estimated capacity	Rule out – red constraints	Not deliverable or developable	Developable	Deliverable	Notes
Sites not associated to settlements							
MBC/004/18	-	7	None	-	6-10 years	Dev. Plan	
MBC/065/13	-	89	None	-	+15 years	Constraints	Servicing
MBC/126/13	MBC/025/19						
MBC/025/19	-	1133	Part only	-	+15 years	Scale, DP	Servicing
MBC/147/14	-	2137	Part	-	+15 years	Scale, DP	Servicing
MBC/155/15	-	84	Part	-	+15 years	Scale, const., DP	Servicing
MBC/159/15	-	1140	Part	-	+15 years	Scale, const., DP	Servicing
MBC/167/15	-	308	None	-	+15 years	Scale, DP	Servicing
MBC/170/15	-	Employment	None	-	+15 years	Dev. Plan	Servicing

2018/19 SHELAA proformas

MELTON BOROUGH COUNCIL

2019/20 SHELAA

Explanatory notes

1. The information submitted to the Council by land promoters was considered as a starting point, meaning that not all the information has been necessarily included within the forms.
2. The proformas include sites submitted in 2018 and 2019. For previous years, please check the 'Summary of Conclusions' section
3. The estimated capacity is the one considered in the assessment.
4. When the suitability can be achieved through a high number of mitigations and interventions that might put at risk the viability of the site, "O" has been placed (instead of "X").
5. In order to provide a time frame, these are the main (but not only) aspects that have been considered: scale of the development, number of constraints and interventions, known ownership issues, and constraints associated to the development plan (including the windfall policy or the settlement hierarchy)
6. 'Constraints' includes all spatial layers that can be checked in the desktop assessment. A buffer of 300m has been added to the sites in order to identify additional potential constraints (this is indicated as "wb").
7. Some layers associated to constraints do not cover the whole Borough. Its absence does not mean that it does not affect the site (i.e. Landscape Character Zones and Flood Zone 3b).
8. Protected species include Badgers (badger setts), Bats (bat roost), Crested Newts (potential and known breeding ponds), water voles and swifts.
9. The agricultural land classification layer does not differentiate between 3a and 3b and therefore is impossible to distinguish between most versatile agricultural land (1, 2 and 3a) and not.
10. 'Planning policy' includes all the spatial layers associated to the Local Plan. A buffer of 300m is considered only for more spatially strategic layers such as Primary Green Infrastructure, Ecological Network and Wildlife Corridors.
11. There is a strong assumption that every single constraint could be mitigated for every site, with the exception of red constraints covering most of the area or the cumulative effect of several constraints in the same area.
12. Not all the sites have pictures. If they don't have, an aerial photography has been included instead.
13. Consultees responses can be checked online (see the introduction).
14. Proximity to Services and facilities is shown in one table at the end of the section.
15. Maps showing the location of the sites can be found in the "maps" section.

MBC/001/18					
Address	Land off Main Street, Great Dalby				
Superseding					
Gross Area	1.18ha	Red constraints	None	Conversion ratio	82.5%
Net Area	0.98ha	Estimated Capacity	29	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential	
Current use	Agricultural			Residential & Agricultural	
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	15+
Available	X			X	
Achievable	X				
Conclusions					
The site is in a sustainable location; however, the Dev. Plan could be seen as a constraint as the housing need for the area is already covered by an allocation. The scale and the constraints linked to the proposal would make it developable, but not deliverable.					
Constraints					
Protected species, SSSI IRZ, Contaminated Land, PROW Footpath, Protected species (wb), Listed Buildings(wb), PROW Bridleway(wb), PROW Restricted Byway(wb), LCZ (Medium/High), LCAU (8), ALC (3-4), no servicing identified in the area. Access unclear. Lack of services					
Planning policy					
Wildlife Corridor(wb), partly within CA					
Interventions to overcome constraints					
Biodiversity surveys, potential decontamination, design (conservation area), servicing, landscaping.					
Site visit notes					
The access is unclear, footpath leading to the place. Reasonably flat, vegetation cover.					
Pictures					
					

MBC/002/18					
Address	Yew Tree Farm, Great Dalby				
Superseding					
Gross Area	1.77ha	Red constraints	None	Conversion ratio	82.5%
Net Area	1.46ha	Estimated Capacity	44	Proposed capacity	Unknown
Planning history	18/00041/OUT(PCO)		Proposed use	Residential	
Current use	Agricultural (farm)			Residential & agricultural	
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X			x	
Achievable	X				
Conclusions					
Potential decontamination due to the current use. Scale of development alongside the decontamination and the existing buildings would make the site developable rather than deliverable					
Constraints					
Protected species, SSSI IRZ, PROW Footpath, Protected species (wb), Listed Buildings(wb), Contaminated Land(wb), PROW Bridleway(wb), PROW Restricted Byway(wb), LCZ (Medium/High), LCAU (8), ALC (3), some servicing (underground LV). Brownfield site					
Planning policy					
Ecological Network(wb), Wildlife Corridor(wb), partly within CA					
Interventions to overcome constraints					
Potential decontamination, design (conservation area), biodiversity surveys, landscaping, servicing					
Site visit notes					
Previously developed site, access available, exposed.					
Pictures					
					

MBC/003/18					
Address	Lag Lane, Thorpe Arnold				
Superseding					
Gross Area	1.55ha	Red constraints	None	Conversion ratio	82.5%
Net Area	1.28ha	Estimated Capacity	38	Proposed capacity	20-30
Planning history	None		Proposed use	Residential	
Current use	Agricultural			Residential & agricultural	
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X			X	
Achievable	X				
Conclusions					
The scale of the proposal makes it developable rather than deliverable, and due to the size of the settlement, it seems more likely to happen during the 11-15-years' period. The Dev. Plan (including NP) and the level of growth proposed are considered constraints.					
Constraints					
Flood Zone 3b(wb), Sand Gravel, SSSI IRZ, protected species(wb), Historic Wildlife Site(wb), Listed Buildings(wb), Climate Change(wb), Contaminated Land(wb), PROW Footpath(wb).					
Planning policy					
Areas of Separation(wb), Local Green Spaces(wb), Corridor of Interest(wb), LCU (13/15), LCZ (Medium/High), ALC (3/4)					
Interventions to overcome constraints					
Landscaping, access, servicing					
Site visit notes					
Flat site. Remotely related to the built up area. Narrow access road for that scale of development. Low density surrounding the site					
Pictures					
					

MBC/004/18					
Address	Land adjacent Marefield Ln, Burrough on the Hill				
Superseding					
Gross Area	0.24ha	Red constraints	None	Conversion ratio	100%
Net Area	0.24ha	Estimated Capacity	7	Proposed capacity	3-5
Planning history	None		Proposed use	Residential	
Current use	Agricultural			Agricultural	
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X		X		
Achievable	X				
Conclusions					
The Dev. Plan is the only constraint that seems to be particularly relevant to this site in addition to potential affected species. It is in an unsustainable location (although it is far from the settlement) and therefore it is difficult to consider it deliverable as it doesn't meet the threshold given by the windfall policy.					
Constraints					
Protected species, SSSI IRZ, protected species (wb), Contaminated Land(wb), PROW Footpath(wb)					
Planning policy					
Unsustainable settlement					
Interventions to overcome constraints					
Biodiversity survey					
Site visit notes					
Site seems to be overexposed. Not related to the settlement but to some isolated dwellings. Narrow access road					
Pictures					
					

MBC/005/18					
Address	Land at Vale End House, Green Lane, Easthorpe				
Superseding					
Gross Area	0.60ha	Red constraints	0.07ha	Conversion ratio	82.5%
Net Area	0.44ha	Estimated Capacity	13	Proposed capacity	2-3
Planning history	18/01240/FUL(PER)		Proposed use	Unknown	
Current use	Unknown			Residential & agricultural	
Deliverable	X	Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X	X			
Achievable	X				
Conclusions					
There are a number of relevant constraints that need mitigation (flooding, protected species, historic environment). Additionally the Dev. Plan considers that the housing need is already met in the area. However, a planning permission has been granted (4 dwellings) that's why it is considered deliverable.					
Constraints					
Flood Zone 3b, Scheduled Monument(wb). Protected species, Climate Change, Sand Gravel, SSSI IRZ, protected species(wb), LWS(wb), Listed Buildings(wb), Flood Zone 2/3(wb), Contaminated Land(wb), PROW Footpath(wb), LCZ (high), LCAU (1), ALC (3)					
Planning policy					
Ecological Network(wb)					
Interventions to overcome constraints					
Planning permission granted					
Site visit notes					
Planning permission granted					
Pictures					
					

MBC/006/18					
Address	91 Melton Road, Waltham on the Wolds				
Superseding	None				
Gross Area	7.54ha	Red constraints	None	Conversion ratio	62.5%
Net Area	4.71ha	Estimated Capacity	141	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential and agricultural	
Current use	Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	O	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The site is not particularly well connected to the settlement. Additionally the proposed scale, the existence of a reserve site (Dev. Plan constraints including NP) and potential biodiversity constraints make this site only developable in the long term.					
Constraints					
Protected species, SSSI IRZ, protected species(wb), Historic Wildlife Site(wb), Listed Building(wb), Limestone Mineral Consultation Area(wb), Limestone(wb), PROW Bridleway(wb), PROW Footpath(wb). AGLC (2/3) LCAU (5), LCZ (Medium/High)					
Planning policy					
Ecological Network(wb),					
Interventions to overcome constraints					
Surveying (biodiversity and mineral)					
Site visit notes					
Site reasonably accessible, but it seems to be a little bit overexposed at the further end. No relationship with existing built up area					
Pictures					
					

MBC/008/18					
Address	Land off Thorpe Side, Scalford				
Superseding					
Gross Area	0.65ha	Red constraints	None	Conversion ratio	82.5%
Net Area	0.53ha	Estimated Capacity	16	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential	
Current use	Unknown			Agricultural	
Deliverable		Time Frame			
Developable	X				
Suitable	O	0-5 years	6-10 years	11-15 years	+15 years
Available	X			X	
Achievable	X				
Conclusions					
The Dev. Plan could be considered a constraint as the settlement is already meeting the housing needs. There are a number of relevant constraints such as flooding, biodiversity or proximity to heritage assets that would need to be considered, although it does not mean that they are stoppers.					
Constraints					
Scheduled Monument (wb), Flood Zone 3b(wb). Protected species, Climate Change, SSSI IRZ, Flood Zone 3, Flood Zone 2, Protected species(wb), LWS(candidate)(wb), Listed Buildings(wb), Historic Landfill Site(wb), Contaminated Land(wb), PROW Footpath(wb), LCAU (5), LCZ (medium), ALC (3)					
Planning policy					
Primary Green Infrastructure, Ecological Network, Wildlife Corridor,					
Interventions to overcome constraints					
Biodiversity surveys, flooding mitigation					
Site visit notes					
The site is well enclosed, however there is a brook/ditch at the eastern part and is not linked to the existing built up area. Flat.					
Pictures					
					

MBC/009/18					
Address	Mill Lane, Frisby on the Wreake				
Superseding					
Gross Area	10.48ha	Red constraints	<0.00ha	Conversion ratio	62.5%
Net Area	6.55ha	Estimated Capacity	197	Proposed capacity	300
Planning history			Proposed use	Residential	
Current use	Agricultural			Residential & agricultural	
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale and the Dev. Plan are important constraints, alongside physical constraints on site such as the location of protected species or functional floodplain. If developable, due to its scale and constraints, it would be a long term option.					
Constraints					
Flood Zone 3b, Scheduled Monument(wb). Protected species, Candidate & Potential LWS, Sand/Gravel, SSSI IRZ, Terrain, PROW Footpath, Protected species(wb), Listed Buildings(wb), Overhead Lines(wb), Flood Defenses(wb), Climate Change(wb), Gypsum(wb), Flood Zone 2&3(wb), Contaminated Land, PROW Bridleway(wb), LCAU (9), LCZ (Medium), ALC (3)					
Planning policy					
Primary Green Infrastructure(wb), Ecological Network, Wildlife Corridor(wb). Partly in CA, partly FRIS1					
Interventions to overcome constraints					
Biodiversity surveying, landscaping, flooding mitigation and design.					
Site visit notes					
Access unclear, if it's off Mill Lane it would be a problem as it's a narrow street.					
Pictures					
					

MBC/010/19					
Address	Land off Melton Spinney Road, Thorpe Arnold				
Superseding					
Gross Area	12.33ha	Red constraints	0.07ha	Conversion ratio	62.5%
Net Area	7.66ha	Estimated Capacity	230	Proposed capacity	360
Planning history	None		Proposed use	Residential	
Current use	Agricultural			Agricultural	
Deliverable		Time Frame			
Developable	X				
Suitable	0	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale of the proposal, alongside some relevant physical constraints makes the site potentially developable in the long term. It would also respond better to the Dev. Plan timing.					
Constraints					
Flood Zone 3b . Sand/Gravel, SSSI IRZ, Protected Species(wb), Flood Defenses(wb), Climate Change(wb), Flood Zone 2/3(wb), PROW Footpath(wb), LCZ (Medium/High), LCAU (15), ALC (2)					
Planning policy					
Primary Green Infrastructure(wb), Corridor of Interest, Wildlife Corridor					
Interventions to overcome constraints					
Flooding mitigation, biodiversity surveys, most versatile agricultural land (surveying?)					
Site visit notes					
Detached from built up area, access off Spinney Road at the southern part of the site. Flat and exposed. Likely to need landscaping mitigation.					
Pictures					
					

MBC/011/19					
Address	Land adj to Holmfield, Thrussington Rd, Hoby				
Superseding					
Gross Area	0.86ha	Red constraints	None	Conversion ratio	82.5%
Net Area	0.71ha	Estimated Capacity	21	Proposed capacity	Up to 6
Planning history	None		Proposed use	Residential	
Current use	Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				x
Achievable	X				
Conclusions					
Hoby is considered an unsustainable location in the current Dev. Plan. The scale of the development and the some potential constraints associated to physical features mean that the site would only be developable in the medium term.					
Constraints					
Flood Zone 3b(wb), Scheduled Monument(wb). Bat Roost(wb), Protected species(wb), Notified LW(wb), Historic Wildlife Site(wb), Water Vole, Listed Building(wb), Flood Defenses(wb), Gypsum, Sand/Gravel, SSSI IRZ, Flood Zone 2/3, Contaminated Land, PROW Footpath, LCAU (9), ALC (3)					
Planning policy					
Primary Green Infrastrucute(wb), Ecological Network					
Interventions to overcome constraints					
Flooding mitigation, contaminated land surveying and remediation					
Site visit notes					
The site is not well related to the built up area. There is a ditch and overgrown vegetation which complicates the access off Holmfield street. Some slope					
Pictures					
					

MBC/012/19					
Address	Main Street, Asfordby				
Superseding					
Gross Area	0.96ha	Red constraints	<0.00ha	Conversion ratio	82.5%
Net Area	0.80ha	Estimated Capacity	24	Proposed capacity	30
Planning history			Proposed use	Residential	
Current use	Agricultural			Roads, agricultural	
Deliverable		Time Frame			
Developable	X				
Suitable	O	0-5 years	6-10 years	11-15 years	+15 years
Available	X		X		
Achievable	X				
Conclusions					
The site is within an area of separation, and despite of the fact that this is not a stopper, it is a constraint that would require time to be mitigated (i.e. through design). The site will need mitigation for flood risk (including climate change), that is why it cannot be considered deliverable (alongside those constraints associated to settlement character).					
Constraints					
Flood Zone 3b. Protected species(wb), Historic Wildlife Sites(wb), Flood Defenses(wb), Climate Change, Sand Gravel, SSSI IRZ, Historic Landfill Site(wb), Flood Zone 2/3(wb), Contaminated Land(wb), PROW Footpath(wb), LCAU (9), LCZ (Medium/High), ALC (3)					
Planning policy					
Areas of Separation, Ecological Network(wb), Wildlife Corridor(wb)					
Interventions to overcome constraints					
Flooding mitigation, design and landscaping					
Site visit notes					
Flat site that is detached from the settlement with a SUD/brook at the western boundary. It is well enclosed. Closer to Asfordby Valley than Asfordby (the site would basically merge both settlements)					
Pictures					
					

MBC/013/19						
Address	Field OS 3081 Nursery Lane, Holwell					
Superseding	None					
Gross Area	0.42ha	Red constraints	None	Conversion ratio	82.5%	
Net Area	0.34ha	Estimated Capacity	10	Proposed capacity	6	
Planning history	19/00709/FUL		Proposed use	Residential		
Current use	Agricultural			Residential & agricultural		
Deliverable		Time Frame				
Developable	X					
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years	
Available	X			X		
Achievable	X					
Conclusions						
The site is exposed and landscaping mitigation is needed. Although it is detached from the village, it is attached to some existing dwellings. These factors alongside its location (unsustainable location) make it developable in the medium term.						
Constraints						
Flood Zone 3b(wb), Protected species(wb), Historic Wildlife Site(wb), Listed Building(wb), Climate Change(wb), SSSI IRZ, Melton Ownership(wb), PROW Bridleway(wb), PROW Footpath(wb), LCAU (3), ALC (3).						
Planning policy						
None – unsustainable location						
Interventions to overcome constraints						
Landscaping and visual impact.						
Site visit notes						
The site is connected to a built up area and some buildings that are already detached from the settlement. It is overexposed. Flat						
Pictures						
						

MBC/014/19					
Address	Hall Farm, Hose Lane, Long Clawson				
Superseding					
Gross Area	0.97ha	Red constraints	None	Conversion ratio	82.5%
Net Area	0.80ha	Estimated Capacity	24	Proposed capacity	6
Planning history	19/00709/FUL (PCO)		Proposed use	Residential	
Current use	Residential & Agricultural			Agricultural	
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X		X		
Achievable	X				
Conclusions					
Subject to planning application decision, however due to the scale of the site and the development plan (including NP) it needs to be considered developable rather than deliverable.					
Constraints					
Protected Species (wb), Historic Wildlife Site(wb), Listed Buildings(wb), SSSI IRZ, PROW Footpath, LCZ (Medium), LCAU (1), ALC (3). Brownfield (part of the site)					
Planning policy					
None					
Interventions to overcome constraints					
Subject to conclusions in relation to the planning application decision. Potential decontamination needed.					
Site visit notes					
Site unlinked to the settlement. Subject to planning application approval. Potential brownfield site (or part of it).					
Pictures					
					

MBC/015/19						
Address	Castle View Farm, Easthorpe					
Superseding						
Gross Area	3.62ha	Red constraints	0.56ha	Conversion ratio	62.5%	
Net Area	1.91ha	Estimated Capacity	57	Proposed capacity	50	
Planning history	None		Proposed use	Residential		
Current use	Agricultural			Residential & agricultural		
Deliverable		Time Frame				
Developable	X					
Suitable	O	0-5 years	6-10 years	11-15 years	+15 years	
Available	X				X	
Achievable	X					
Conclusions						
The scale of the development, alongside constraints such as access and high landscape sensitivity or flooding would make the site developable in the long term only.						
Constraints						
Flood Zone 3b, Scheduled Monument(wb). Bat Roost(wb), LWS(candidate)(wb), Swifts, Listed Buildings, Climate Changed, Sand Gravel, SSSI IRZ, Flood Zone 2/3, Contaminated Land(wb), PROW Footpath(wb), LCAU (1), LCZ (High), ALC (3). Unclear access						
Planning policy						
Areas of Separation, Ecological Network(wb), partly in CA						
Interventions to overcome constraints						
Access would need to be off castle view road. Landscaping						
Site visit notes						
Unable to see the site due to the vegetation screening.						
Pictures						
						

MBC/016/19					
Address	Ashby Road, Gaddesby				
Superseding					
Gross Area	1.26ha	Red constraints	None	Conversion ratio	82.5%
Net Area	1.04ha	Estimated Capacity	31	Proposed capacity	27
Planning history	None		Proposed use	Residential	
Current use	Agricultural			Residential & agricultural	
Deliverable		Time Frame			
Developable	X				
Suitable	O	0-5 years	6-10 years	11-15 years	+15 years
Available	X			X	
Achievable	X				
Conclusions					
The site is related to the existing buildings, however impacts on the landscape and visual impact to the church would make the site only developable in the medium or long term. The settlement is considered a sustainable location, but sites have been already allocated.					
Constraints					
Flood Zone 3b(wb), Protected Species(wb), LWS(notified)(wb), Historic Wildlife Site(wb), Listed Buildings(wb), Flood Defenses(wb), Climate Change(wb), Gypsum, Sand/Gravel, SSSI IRZ, Flood Zone 2/3(wb), Contaminated Land(wb), PROW Footpath, LCAU (11), LCZ (High), ALC (3)					
Planning policy					
Ecological Network					
Interventions to overcome constraints					
Landscaping, design					
Site visit notes					
Flat, access off Ashby Road, large trees at the boundary. Vegetation screening facing the road but good access. Overhead lines.					
Pictures					
					

MBC/017/19					
Address	Land off Longcliff Hill, Old Dalby				
Superseding					
Gross Area	0.93ha	Red constraints	None	Conversion ratio	82.5%
Net Area	0.76ha	Estimated Capacity	23	Proposed capacity	23
Planning history	None		Proposed use	Residential	
Current use	Agricultural			Residential and agricultural	
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X			X	
Achievable	X				
Conclusions					
Really stepped site, although it is partially enclosed because of this. It requires biodiversity surveys, and to adapt to the surrounding density. It is a sustainable settlement constrained by the development plan and the neighbourhood plan, allowing only a medium term proposal.					
Constraints					
Protected Species(wb), LWS(candidate)(wb), Historic Wildlife Site(wb), Protected Species, Listed Buildings(wb), SSSI IRZ, Contaminated Land(wb), PROW Bridleway(wb), PROW Footpath(wb), LCZ (Medium/High), ALC (3)					
Planning policy					
None					
Interventions to overcome constraints					
Landscaping					
Site visit notes					
Good vegetation screening and presence of old trees. Stepped. Surrounded by low density. Landscaping mitigation needed.					
Pictures					
					

MBC/018/19					
Address	Wood Hill, Old Dalby				
Superseding					
Gross Area	1.85ha	Red constraints	None	Conversion ratio	82.5%
Net Area	1.52ha	Estimated Capacity	46	Proposed capacity	35-40
Planning history	None		Proposed use	Residential	
Current use	Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X			X	
Achievable	X				
Conclusions					
The scale of the development, the development plan (including neighbourhood planning) and potential landscaping and design mitigation makes the site only developable in the medium term.					
Constraints					
Protected Species(wb), Historic Wildlife Sites(wb), Protected Species, Listed Buildings(wb), SSSI IRZ, Contaminated Land(wb), PROW Footpath(wb), LCZ (Medium/High), ALC (3)					
Planning policy					
Ecological Network(wb), partly in CA					
Interventions to overcome constraints					
Landscaping and design as part of the site is within the Conservation Area.					
Site visit notes					
Stepped, low density residential. Related to settlement					
Pictures					
					

MBC/019/19					
Address	Bowley Land Holding				
Superseding					
Gross Area	38.27ha	Red constraints	6.40ha	Conversion ratio	62.5%
Net Area	19.92ha	Estimated Capacity	598	Proposed capacity	Unknown
Planning history	16/00515/OUT(PCO)		Proposed use	Mix: R/S, EMP, Other	
Current use	Agricultural			Agricultural	
Deliverable		Time Frame			
Developable	X				
Suitable	O	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
This reference has four different pieces of land, that at the moment, are not related to the existing buildings in Melton Mowbray or Leicester Road industrial Estate. The scale of development and constraints affecting to the site (including employment) would make the site developable only for the long term.					
Constraints					
Flood Zone 3b, Pipelines(wb), Protected Species, Protected Species(wb), Historic Wildlife Site(wb), Flood Defenses(wb), Climate Change, Sand/Gravel, SSSI IRZ, Historic landfill Site, Flood Zone 2/3, PROW Footpath, Unstable Land(wb), LCAU (9/8), ALC (3/4). Lack of services.					
Planning policy					
Sustainable Neighbourhoods, Primary Green Infrastructure(wb), Ecological Network(wb), Corridor of Interest, Wildlife Corridors					
Interventions to overcome constraints					
Servicing , flood mitigation, biodiversity survey					
Site visit notes					
Large trees and brook. Flat. Off Kirby Lane. Unlinked to existing buildings.					
Pictures					
					

MBC/020/19					
Address	Main Street, Asfordby Valley				
Superseding					
Gross Area	1.78ha	Red constraints	None	Conversion ratio	82.5%
Net Area	1.47ha	Estimated Capacity	44	Proposed capacity	53
Planning history	18/01316/FUL(PER) (1)		Proposed use	Residential	
Current use	Agricultural			Residential and agricultural	
Deliverable		Time Frame			
Developable	X				
Suitable	O	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The site is within an area of separation and careful design would be required. The scale of development makes the site only developable in the long term, as it is located in a unsustainable location. Landscaping would be required too.					
Constraints					
Flood Zone 3b(wb) . Climate Change, Sand Gravel, SSSI IRZ, Protected Species(wb), LWS(candidate)(wb), Historic Wildlife Sites(wb), Flood Defenses(wb), Historic Landfill Site(wb), Flood Zone 2/3(wb), Contaminated Land(wb), PROW Byways(wb), PROW Footpath(wb), LCAU (5), LCZ (Medium/High), ALC (3). Lack of services.					
Planning policy					
Areas of Separation, Ecological Network(wb), Wildlife Corridors(wb)					
Interventions to overcome constraints					
Servicing, access, flood mitigation, design and landscaping.					
Site visit notes					
Form of the build-up area, however it would face back of houses (need for a new road). Ondulating terrain. Good screening to the A6006					
Pictures					
					

MBC/021/19					
Address	Belvoir Road, Bottesford				
Superseding					
Gross Area	20.07ha	Red constraints	3.16ha	Conversion ratio	62.5%
Net Area	10.57ha	Estimated Capacity	317	Proposed capacity	200+
Planning history	12/00123/OUT(PER106) (56)	Proposed use	Residential		
Current use	Agricultural		Residential and agricultural		
Deliverable		Time Frame			
Developable	X				
Suitable	0	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The permission only applies to the already built Barrat's estate adjoining the site. The Development Plan, alongside all the constraints make the site only developable in the long term.					
Constraints					
Flood Zone 3b, Scheduled Monument(wb), Melton Pipelines(wb) . Protected Species(wb), Local Wildlife Sites, protected species, Listed Buildings(wb), Climate Change, Sand/Gravel, SSSI IRZ, Flood Zone 2/3, Contaminated Land(wb), PROW Footpath. LCAU (1), LCZ (High), ALC (3)					
Planning policy					
Areas of Separation, Local Green Spaces, Ecological Network(wb)					
Interventions to overcome constraints					
Landscaping, flood mitigation, biodiversity survey, design.					
Site visit notes					
Part of the site is already in use (play area, footpath). Flat. The play area would be a gap in the built-up form unless the site connects to the new estate.					
Pictures					
					

MBC/022/19					
Address	GADD1 extension, Gaddesby				
Superseding					
Gross Area	0.46ha	Red constraints	None	Conversion ratio	82.5%
Net Area	0.38ha	Estimated Capacity	11	Proposed capacity	Up to 10
Planning history	15/00361/OUT(PER106) (1)	Proposed use	Residential		
Current use	Agricultural				Agricultural and residential
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X		X		
Achievable	X				
Conclusions					
The application refers to the existing permission, the submission relates to an extension to this housing allocation. The development plan constraints its deliverability. Careful design needed as it is within the conservation area. Servicing required. Dependency on allocation.					
Constraints					
Protected Species (wb), Protected Species, LWS(notified)(wb), Historic Wildlife Site, Listed Buildings(wb), Gypsum, Sand/Gravel MCA, SSSI IRZ, Contaminated Land, PROW Footpath(wb), LCAU (8), LCZ (Medium), ALC (3). Lack of services.					
Planning policy					
Primary Green Infrastructure(wb), Ecological Network(wb), fully within the CA					
Interventions to overcome constraints					
Design, servicing, biodiversity surveying					
Site visit notes					
Overgrown area. Access would be off GADD1. Large trees at the northern boundary.					
Pictures					
					

MBC/023/19					
Address	Land off Vicarage Lane, Eaton				
Superseding					
Gross Area	0.22ha	Red constraints	None	Conversion ratio	100%
Net Area	0.22ha	Estimated Capacity	7	Proposed capacity	2
Planning history	None		Proposed use	Residential	
Current use	Agricultural			Agricultural and residential	
Deliverable		Time Frame			
Developable	X				
Suitable	O	0-5 years	6-10 years	11-15 years	+15 years
Available	X		X		
Achievable	X				
Conclusions					
The lack of services is a relevant constraint. The estimate capacity goes beyond the windfall policy for unsustainable locations, and the proposed one goes below the SHELAA threshold. The latest seems to be more appropriate due to the existing density.					
Constraints					
Protected Species(wb), Local Wildlife Sites(wb), Historic Wildlife Sites(wb), Listed Buildings(wb), SSSI IRZ, Flood Zone 2/3(wb), Contaminated Land(wb), PROW Footpath(wb), ALC (4). Lack of services.					
Planning policy					
Primary Green Infrastructure(wb), Ecological Network, Wildlife Corridor(wb).					
Interventions to overcome constraints					
Servicing required.					
Site visit notes					
Adjacent to cemetery. Hilly. Off a narrow lane. Exposed and only appropriate for approximately 2 houses as per the density surrounding the site.					
Pictures					
					

MBC/024/19					
Address	Land off Sysonsby Grane Lane, Melton Mowbray				
Superseding					
Gross Area	1.14ha	Red constraints	None	Conversion ratio	82.5%
Net Area	0.94ha	Estimated Capacity	28	Proposed capacity	Up to 30
Planning history	None		Proposed use	Residential, AH	
Current use	Leisure			Housing	
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X			X	
Achievable	X				
Conclusions					
Access to be improved for that quantity of housing. The terrain is a relevant constraint. The development plan and these constraints will only make the site developable in the medium term.					
Constraints					
Flood Zone 3b(wb), Protected Species(wb), Protected Species, LWS(notified)(wb), Historic Wildlife Sites, Listed Buildings(wb), Flood Defenses(wb), Climate Change(wb), Sand/Gravel, SSSI IRZ, Flood Zone 2/3(wb), Contaminated Land(wb), PROW Footpath, LCAU (15), LCZ (Medium), ALC (2/4)					
Planning policy					
None					
Interventions to overcome constraints					
Biodiversity survey, design for visual impact.					
Site visit notes					
Complicated access. Undulated and stepped terrain. Exposed, potential visual impact. Is relatively well related to the existing built up area.					
Pictures					
					

MBC/025/19					
Address	Melton Airfield				
Superseding					
Gross Area	93.01ha	Red constraints	0.15ha	Conversion ratio	50%
Net Area	46.43ha	Estimated Capacity	1393	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential & employment	
Current use	EMP, LEIS, AGRIC				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale of the proposal, alongside some of the constraints (flooding, biodiversity, contaminated land) and the development plan (unsustainable location and not linked to any settlement) makes the site developable in the very long term.					
Constraints					
Flood Zone 3b. Protected Species(wb), Protected Species, LWS(candidate)(wb), Climate Change, SSSI IRZ, Historic Landfill Site, Contaminated Land, PROW Bridleway(wb), PROW Footpath(wb). LCAU (8), ALC (3/4/None)					
Planning policy					
Ecological Network(wb), Corridor of Interest(wb), Wildlife Corridors(wb)					
Interventions to overcome constraints					
Flooding, biodiversity surveys, decontamination					
Site visit notes					
Flat area with some road surface.					
Pictures					
					

MBC/026/19					
Address	Bescaby Lane, Waltham on the Wolds				
Superseding					
Gross Area	2.22ha	Red constraints	None	Conversion ratio	62.5%
Net Area	1.39ha	Estimated Capacity	42	Proposed capacity	45
Planning history			Proposed use	Residential	
Current use	Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X			X	
Achievable	X				
Conclusions					
The scale of the proposal, access and mitigation measures for biodiversity constraints, alongside the development plan (settlement with requirement already met and reserve site) make the site developable in the long term.					
Constraints					
Protected Species(wb), Protected Species, Local Wildlife Sites, Listed Buildings(wb), Limestone MCA, SSSI IRZ, Historic Landfill Sites(wb), Contaminated Land(wb), PROW Footpath(wb), LCAU (5), LCZ (Medium), ALC (3)					
Planning policy					
Ecological Network					
Interventions to overcome constraints					
Biodiversity surveys					
Site visit notes					
Well enclosed site but access and road to the site seem to be a constraint. Mature trees on site.					
Pictures					
					

MBC/027/19					
Address	Land south of Station Road, Old Dalby				
Superseding					
Gross Area	3.66ha	Red constraints	None	Conversion ratio	62.5%
Net Area	2.28ha	Estimated Capacity	69	Proposed capacity	45-90
Planning history		Proposed use	Residential		
Current use	Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale of the development, alongside the careful design (high sensitivity, conservation area and area of separation) and the fact that the settlement already meets the requirement make this site developable in the really long term.					
Constraints					
Flood Zone 3b(wb). Protected Species (wb), Historic wildlife Site(wb), Listed Buildings(wb), Climate Change(wb), SSSI IRZ, Contaminated Land(wb), PROW Footpath(wb), LCZ (Medium, High), ALC (3)					
Planning policy					
Areas of Separation, Ecological Network, Partly in the CA					
Interventions to overcome constraints					
Landscaping and design					
Site visit notes					
Access not clear, partially related to existing built up area but low density around. It has good screening. There are farming facilities at the southeaster corner.					
Pictures					
					

MBC/028/19					
Address	South of Manor Road, Easthorpe				
Superseding					
Gross Area	3.47ha	Red constraints	0.49ha	Conversion ratio	62.5%
Net Area	1.87ha	Estimated Capacity	56	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential	
Current use	Residential & Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale of the development and the mitigation measures (design, flooding, biodiversity) alongside elements related to the development plan (settlement with requirement already met) make the site only developable in the really long term.					
Constraints					
Flood Zone 3b. Protected Species (wb), LWS(potential)(wb), Protected Species, Listed Buildings(wb), Climate Change, Sand/Gravel, SSSI IRZ, Flood Zone 2/3, Contaminated Land(wb), PROW Footpath, LCAU (1), LCZ (High), ALC (3)					
Planning policy					
Areas of Separation, Ecological Network(wb), partly in the CA					
Interventions to overcome constraints					
Design, flood mitigation, biodiversity surveys					
Site visit notes					
Flat, part of the site enclosed. Part of the site with buildings					
Pictures					
					

MBC/029/19					
Address	Spreckleys Farm, Melton Mowbray				
Superseding					
Gross Area	89.10ha	Red constraints	1.94ha	Conversion ratio	50%
Net Area	43.58ha	Estimated Capacity	1307	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential & leisure	
Current use	Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	O	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale of the development, the development plan and the constraints associated to the site, including the MMDR route proposal make the site only developable in the really long term.					
Constraints					
Flood Zone 3b, SSSI(wb), Scheduled Monument(wb). Protected Species(wb), Protected Species, Historic Wildlife Sites, Nationally Designated Statutory Sites(wb), Listed Buildings(wb), Flood Defenses(wb), Climate Change, Sand/Gravel, SSSI IRZ, Flood Zone2/3, Contaminated Land(wb), Low ecological value area, PROW Footpath, PROW Restricted Byways, LCAU (15/8), LCZ (Medium/High), ALC (2/3/4/None).					
Planning policy					
Areas of Separation, Primary Green Infrastructure, Ecological Network, Corridor of Interest, Wildlife Corridors					
Interventions to overcome constraints					
Design, landscaping, biodiversity surveys, flood mitigation					
Site visit notes					
Extensive flat site, access might be an issue due to the existing MMDR proposal. The access off Burton Lazars is a footpath.					
Pictures					
					

MBC/030/19					
Address	Land east of Grantham Road, Thorpe Arnold				
Superseding					
Gross Area	9.63ha	Red constraints	0.74ha	Conversion ratio	62.5%
Net Area	5.56ha	Estimated Capacity	167	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential & Leisure	
Current use	Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	O	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale of the development, issues associated to connectivity, the existing route of the MMDR, access and mitigation measures make this site only developable in the really long term.					
Constraints					
Flood Zone 3b. Protected species, Protected Species(wb), Historic Wildlife Sites(wb), Listed Buildings(wb), Climate Change, Sand/Gravel, SSSI IRZ, Contaminated Land(wb), PROW Footpath, LCAU (13), LCZ (Medium/High), ALC (2/3)					
Planning policy					
Corridor of Interest					
Interventions to overcome constraints					
Biodiversity surveys, access					
Site visit notes					
Overhead lines. Slope. Not attached to existing buildings. Access could be an issue					
Pictures					
					

MBC/031/19					
Address	Land east of Melton Spinney, Thorpe Arnold				
Superseding					
Gross Area	15.32ha	Red constraints	5.49ha	Conversion ratio	62.5%
Net Area	6.14ha	Estimated Capacity	184	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential & Leisure	
Current use	Agricultural & Leisure				
Deliverable		Time Frame			
Developable	X				
Suitable	O	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale of the proposal, alongside mitigation measures to be implemented and the development plan make this site only developable in the really long term					
Constraints					
Flood Zone 3b. Protected Species, Protected Species(wb), LWS(notified)(wb), Listed Buildings, Flood Defenses, Climate Change, Sand/Gravel, SSSI IRZ, Historic Landfill Sites(wb), Flood Zone 2/3, Contaminated Land(wb), PROW Footpath(wb), LCAU (15), LCZ (Medium/High), ALC (2/3)					
Planning policy					
Areas of Separation, Wildlife Corridors					
Interventions to overcome constraints					
Flooding mitigation, biodiversity survey, landscaping					
Site visit notes					
Slope, difficult access off Thorpe Arnold					
Pictures					
					

MBC/032/19					
Address	Land east of Thorpe Road, Thorpe Arnold				
Superseding					
Gross Area	14.91ha	Red constraints	None	Conversion ratio	62.5%
Net Area	9.32ha	Estimated Capacity	280	Proposed capacity	Unknown
Planning history	None		Proposed use	R/S, LEIS, EMP	
Current use	Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	O	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale of the proposal, alongside mitigation measures to be implemented and the development plan make this site only developable in the really long term					
Constraints					
Flood Zone 3b(wb). Protected Species, Protected Species(wb), LWS(notified)(wb), Listed Buildings(wb), Flood Defenses(wb), Climate Change, Sand/Gravel, SSSI IRZ, Historic Landfill Sites(wb), Flood Zone 2/3, Contaminated Land, PROW Footpath, LCAU (15), LCZ (High), ALC (2/3)					
Planning policy					
Areas of Separation, Local Green Spaces, Ecological Network(wb), Corridor of Interest, Wildlife Corridors					
Interventions to overcome constraints					
Design, landscaping, biodiversity surveys, flooding mitigation, potential decontamination.					
Site visit notes					
Overhead lines, unlinked to existing built up area, high sensitivity. Earthworks at the northern boundary?					
Pictures					
					

MBC/033/19					
Address	Land west Normanton Lane, Bottesford				
Superseding					
Gross Area	6.47ha	Red constraints	None	Conversion ratio	62.5%
Net Area	4.04ha	Estimated Capacity	121	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential	
Current use	AGRIC, ENERGY, GP car park				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
Due to the scale, a number of constraints affecting design and landscaping, and factors related to the development plan (Bottesford is already meeting the requirement), the site is only developable in the long term.					
Constraints					
Flood Zone 3b(wb). Protected species (wb), Listed Building(wb), Flood Defenses(wb), Climate Change(wb), Sand/Gravel, STW(wb), Waste Sites (wb), SSSI IRZ, Historic Landfill Sites(wb), Flood Zone 2/3(wb), Contaminated Land, PROW Footpath(wb), LCAU (1), ALC (3)					
Planning policy					
Areas of Separation, Ecological Network(wb)					
Interventions to overcome constraints					
Potential decontamination, landscaping and design.					
Site visit notes					
Flat area related (opposite) to site under construction. Train line and road make the site not to be particularly well related to the existing built up area.					
Pictures					
					

MBC/034/19					
Address	Belvoir Road, Redmile				
Superseding					
Gross Area	2.99ha	Red constraints	None	Conversion ratio	62.5%
Net Area	1.87ha	Estimated Capacity	56	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential	
Current use	Residential & agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale of the proposal alongside the categorization of Redmile as a unsustainable location make the site only developable in the really long term					
Constraints					
Protected species(wb), Listed Buildings(wb), SSSI IRZ, Flood Zone 2/3(wb), Contaminated Land(wb), PROW Byways open(wb), PROW Footpath(wb), PROW Restricted Byway(wb), LCAU (1), ALC (3). Lack of services.					
Planning policy					
Ecological Network(wb), CA partially					
Interventions to overcome constraints					
Provision of services					
Site visit notes					
Enclosed site with access to be resolved. Flat.					
Pictures					
					

MBC/035/19					
Address	East of Castle Road, Easthorpe				
Superseding					
Gross Area	6.64ha	Red constraints	None	Conversion ratio	62.5%
Net Area	4.15ha	Estimated Capacity	125	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential	
Current use	AGRIC, GP car park				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale of the proposal and the development plan make this site only developable in the really long term					
Constraints					
Flood Zone 3b(wb), Scheduled Monument(wb). Protected Species (wb), Local Wildlife Sites(wb), Protected Species, Listed Buildings(wb), Flood Defenses(wb), Climate Change(wb), Sand/Gravel, SSSI IRZ, Flood Zone 2/3(wb), Contaminated Land(wb), PROW Footpath(wb), LCAU (1), LCZ (High), ALC (3)					
Planning policy					
Ecological Network (wb)					
Interventions to overcome constraints					
Biodiversity surveys					
Site visit notes					
Flat, not well related to existing built up area. Slope in some areas.					
Pictures					
					

MBC/036/19					
Address	Eastwell Hall Stables, Eastwell				
Superseding					
Gross Area	0.92ha	Red constraints	None	Conversion ratio	82.5%
Net Area	0.76ha	Estimated Capacity	23	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential	
Current use	Residential				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale of the development in this unsustainable settlement make the site only developable in the really long term					
Constraints					
Protected species (wb), LWS(potential)(wb), Listed Buildings(wb), SSSI IRZ, , PROW Footpath, ALC (3)					
Planning policy					
Interventions to overcome constraints					
Site visit notes					
Part with buildings. Well connected.					
Pictures					
					

MBC/037/19					
Address	Hall Lane, Eastwell				
Superseding					
Gross Area	3.88ha	Red constraints	None	Conversion ratio	62.5%
Net Area	2.43ha	Estimated Capacity	73	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential	
Current use	Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale of the development in this unsustainable settlement make it only deliverable in the really long term					
Constraints					
Protected Species(wb), LWS(potential)(wb), Listed Buildings(wb), SSSI IRZ, Contaminated Land(wb), PROW Footpath(wb), ALC (2/3). Lack of services.					
Planning policy					
None					
Interventions to overcome constraints					
Site visit notes					
Is not well connected to the existing built up area. Flat					
Pictures					
					

MBC/038/19					
Address	House Farm, Redmile				
Superseding					
Gross Area	1.79ha	Red constraints	None	Conversion ratio	82.5%
Net Area	1.48ha	Estimated Capacity	44	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential	
Current use	Residential & agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
Not all the area can be developed. The scale of the development in this unsustainable settlement make it only deliverable in the really long term					
Constraints					
Protected Species (wb), LWS(potential)(wb), Historic Wildlife Site(wb), Listed Buildings(wb), STW(wb), SSSI IRZ, Flood Zone 2/3(wb), Contaminated Land(wb), PROW Byways open(wb), PROW Footpath, PROW Restricted Byway(wb), LCAU (1), ALC (3)					
Planning policy					
Local Green Spaces, Primary Green Infrastructure(wb), Ecological Network, CA (partially)					
Interventions to overcome constraints					
Site visit notes					
Close proximity to primary school. Access off Main Street or Church Lane. Farms. Unable to check further due to primary school proximity					
Pictures					
					

MBC/039/19					
Address	North and east of Main Street, Croxton Kerrial				
Superseding					
Gross Area	2.72ha	Red constraints	None	Conversion ratio	62.5%
Net Area	1.70ha	Estimated Capacity	51	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential	
Current use	Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
Mitigation measures associated to landscaping due to its visual impact, the scale of the proposal and the development plan (Croxton Kerrial already meets its requirement) would make the site developable in the really long term					
Constraints					
LWS(potential)(wb), Listed Buildings(wb), Limestone MCA, SSSI IRZ, PROW Byways open(wb), PROW Footpath, PROW Restricted Byway(wb), School(wb), LCZ (High), ALC (3)					
Planning policy					
Ecological Network(wb)					
Interventions to overcome constraints					
Landscaping					
Site visit notes					
Slope, access at the corner with the footpath. Exposed (visual impact)					
Pictures					
					

MBC/040/19					
Address	North of A607, Croxton Kerrial				
Superseding					
Gross Area	5.21ha	Red constraints	None	Conversion ratio	62.5%
Net Area	3.26ha	Estimated Capacity	98	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential	
Current use	Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale of the proposal and the development plan (Croxton Kerrial already meets its requirement) would make the site developable in the really long term					
Constraints					
Protected Species (wb), LWS(potential)(wb), Listed Buildings(wb), Limestone MCA, SSSI IRZ, Contaminated Land, PROW Footpath(wb), LCZ (1), ALC (2/3)					
Planning policy					
None					
Interventions to overcome constraints					
Site visit notes					
Flat, seems to be well related to existing built up area. Access can be off secondary road. In use					
Pictures					
					

MBC/041/19					
Address	Overfields, 1 Belvoir Lane, Redmile				
Superseding					
Gross Area	1.14ha	Red constraints	None	Conversion ratio	82.5%
Net Area	0.94ha	Estimated Capacity	28	Proposed capacity	Unknown
Planning history	07/00866/FUL (PER) (1)		Proposed use	Residential	
Current use	Residential & agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale of the development alongside the consideration of Redmile as an unsustainable settlement would make the proposal only developable in the really long term.					
Constraints					
Protected Species, LWS(potential)(wb), Protected Species(wb), Listed Buildings, SSSI IRZ, Contaminated Land(wb), PROW Byway open(wb), PROW Footpath(wb), PROW Restricted Byway(wb), LCAU (1), ALC (3)					
Planning policy					
Local Green Spaces, Primary Green Infrastructure(wb), Ecological Network(wb)					
Interventions to overcome constraints					
Biodiversity survey					
Site visit notes					
Good connection to existing built up area, flat, access off street. Existing buildings on site					
Pictures					
					

MBC/042/19					
Address	South of Highfields Farm, Croxton Kerrial				
Superseding					
Gross Area	3.03ha	Red constraints	None	Conversion ratio	62.5%
Net Area	1.89ha	Estimated Capacity	57	Proposed capacity	Unknown
Planning history	17/00299/OUT(PDE) (39)		Proposed use	Residential	
Current use	Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The mitigation measures, the scale of the proposal and the development plan (Croxton Kerrial already meets its requirement) would make the site developable in the really long term					
Constraints					
LWS(potential)(wb), Listed Buildings(wb), LIMEstone MCA, SSSI IRZ, Contaminated Land(wb), PROW Byways open(wb), PROW Footpath(wb), PROW Restricted Byway(wb), LCZ (Medium/High), ALC (3)					
Planning policy					
CA (partially)					
Interventions to overcome constraints					
Design and landscaping					
Site visit notes					
Currently in use, flat, really exposed an not particularly well related to existing built up area					
Pictures					
					

MBC/043/19					
Address	The Chesnuts, Redmile				
Superseding					
Gross Area	3.62ha	Red constraints	None	Conversion ratio	62.5%
Net Area	2.27ha	Estimated Capacity	68	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential	
Current use	Residential & agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
Not all the site can be developed (LGS). The scale of the development alongside the consideration of Redmile as an unsustainable settlement makes this site developable in the really long term.					
Constraints					
Protected Species(wb), Listed Buildings(wb), SSSI IRZ, Flood Zone 2/3(wb), Contaminated Land(wb), PROW Byways open(wb), PROW Footpath(wb), PROW Restricted Byway(wb), LCAU (1), ALC (3)					
Planning policy					
Local Green Spaces, Ecological Network(wb), CA (partially)					
Interventions to overcome constraints					
Site visit notes					
Farm in use with good access off Belvoir Road. Enclosed. Flat					
Pictures					
					

MBC/044/19					
Address	The Nook, Main Street, Croxton Kerrial				
Superseding					
Gross Area	1.66ha	Red constraints	None	Conversion ratio	82.5%
Net Area	1.37ha	Estimated Capacity	41	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential	
Current use	AGRIC, ENERGY, GP car park				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X		X		
Achievable	X				
Conclusions					
Part of the site is allocated in the Local Plan and delivery times in this form have been adjusted to the trajectory					
Constraints					
LWS(potential), Listed Buildings(wb), Limestone MCA, SSSI IRZ, Contaminated Land(wb), PROW Byways open(wb), PROW Footpath(wb), PROW Restricted Byway(wb), LCZ (Medium/High), ALC (3)					
Planning policy					
CROX3, Ecological Network(wb)					
Interventions to overcome constraints					
Landscaping . See site specific policy for CROX3 Local Plan allocation					
Site visit notes					
A little bit exposed and some slope.					
Pictures					
					

MBC/045/19					
Address	Thorpes Lane, Croxton Kerrial				
Superseding					
Gross Area	0.95ha	Red constraints	None	Conversion ratio	82.5%
Net Area	0.79ha	Estimated Capacity	24	Proposed capacity	Unknown
Planning history	09/00647/FUL(PER) (2)		Proposed use	Residential	
Current use	Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	O	0-5 years	6-10 years	11-15 years	+15 years
Available	X			X	
Achievable	X				
Conclusions					
The amount of constraints associated to this proposal makes it only developable in the long term and probably for a much lower quantify of dwellings that the one shown as estimated capacity					
Constraints					
Bat Roost(wb), LWS(potential)(wb), Listed Buildings(wb), Limestone MCA, SSSI IRZ, Contaminated Land(wb), PROW Footpath(wb), LCZ (High), ALC (2)					
Planning policy					
Local Green Spaces, CA (full)					
Interventions to overcome constraints					
Design and landscaping					
Site visit notes					
Slope, could be well integrated with existing built up area. Overhead line					
Pictures					
					

MBC/046/19					
Address	Wood Lane, Barkestone le Vale				
Superseding					
Gross Area	3.52ha	Red constraints	None	Conversion ratio	62.5%
Net Area	2.20ha	Estimated Capacity	66	Proposed capacity	Unknown
Planning history	None		Proposed use	Residential	
Current use	Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale of the development in this unsustainable settlement makes it only developable in the really long term					
Constraints					
SSSI IRZ, Contaminated Land(wb), PROW Footpath(wb), LCAU (1), ALC (3)					
Planning policy					
None					
Interventions to overcome constraints					
Landscaping					
Site visit notes					
Flat, extensive, not particularly well related to existing built up area. Exposed					
Pictures					
					

MBC/047/19					
Address	Land of Main Road, Kirby Bellars				
Superseding					
Gross Area	0.61ha	Red constraints	None	Conversion ratio	82.5%
Net Area	0.50ha	Estimated Capacity	15	Proposed capacity	5-20
Planning history	None		Proposed use	Residential	
Current use	Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X		X		
Achievable	X				
Conclusions					
The site seems suitable for a small development in this unsustainable location. Access might be an issue. Developable in the medium term.					
Constraints					
Scheduled Monument(wb). Protected species(wb), Sand/Gravel(wb), SSSI IRZ, Melton Ownership(wb), Contaminated Land(wb), PROW Footpath(wb), LCAU (8), LCZ (Medium), ALC (3)					
Planning policy					
None					
Interventions to overcome constraints					
Site visit notes					
Well related with existing built up area, flat, vegetation screening. Access off A607? Bus stop					
Pictures					
					

MBC/048/19					
Address	Land west of Barkestone Lane, Bottesford				
Superseding	MBC/049/19				
Gross Area	14.04ha	Red constraints	5.23ha	Conversion ratio	62.5%
Net Area	5.51ha	Estimated Capacity	165	Proposed capacity	150-250
Planning history	None		Proposed use	Residential	
Current use	Agricultural				
Deliverable		Time Frame			
Developable	X				
Suitable	X	0-5 years	6-10 years	11-15 years	+15 years
Available	X				X
Achievable	X				
Conclusions					
The scale of the development, mitigation measures and the development plan makes this site developable in the really long term.					
Constraints					
LWS(potential), Protected species(wb), Listed Buildings, Flood Defenses(wb), Climate Change, Sand/Gravel, SSSI IRZ, Flood Zone 2/3, LCAU (1), LCZ (Medium/High), ALC (3)					
Planning policy					
Local Green Spaces, Primary Green Infrastructure(wb), Ecological Network(wb), CA (partially)					
Interventions to overcome constraints					
Design, landscaping, flooding mitigation					
Site visit notes					
Is not particularly flat. Well related to existing built up area. In proximity to school. Facing back gardens					
Pictures					
					

MBC/049/19					
Address	Land off High Street, Bottesford				
Superseding	Superseded by MBC/048/19				
Gross Area		Red constraints		Conversion ratio	
Net Area		Estimated Capacity		Proposed capacity	40-60
Planning history			Proposed use		
Current use					
Deliverable		Time Frame			
Developable					
Suitable		0-5 years	6-10 years	11-15 years	+15 years
Available					
Achievable					
Conclusions					
Constraints					
Planning policy					
Interventions to overcome constraints					
Site visit notes					
Pictures					
					

Proximity to Services and Facilities

SHLAA Ref.	Primary School	Secondary School	Bus Stop	Bus Line	Train Station	Employment	Health Centre	Convenience Store	Post Office	Open Space	Servicing (linesearch)
MBC/001/18	<500m	Melton Mowbray	<100m	<100m	Melton Mowbray	>5km	>5km	<5km	<5km	<1km	N/A
MBC/002/18	<500m	Melton Mowbray	<500m	<500m	Melton Mowbray	>5km	>5km	<5km	<5km	<1km	Underground LV
MBC/003/18	<5km	Melton Mowbray	<500m	<500m	Melton Mowbray	<1.5km	<5km	<1.5km	<1.5km	<1km	Cadent Gas/National Grid Proximity, Underground Service Line
MBC/004/18	<5km	Melton Mowbray	<1.5km	<1.5km	Melton Mowbray	<1km	>5km	<5km	<5km	<5km	Underground LV, Underground HV(11kv)
MBC/005/18	<5km	Bottesford	<1km	<1km	Bottesford	<1.5km	<5km	<1.5km	<1.5km	<1km	Tata Communication Apparatus vicinity
MBC/006/18	<1km	Melton Mowbray	<500m	<100m	Melton Mowbray	<1km	<5km	<1.5km	<1.5km	<1.5km	Underground Service Line
MBC/008/18	<500m	Melton Mowbray	<500m	<500m	Melton Mowbray	>5km	>5km	<5km	<500m	<500m	N/A
MBC/009/18	<500m	Melton Mowbray	<500m	<100m	Melton Mowbray	<5km	<5km	<500m	<500m	<1km	Cadent Gas/National Grid Proximity, Underground LV, Underground HV(11kv)
MBC/010/19	<1.5km	Melton Mowbray	<1km	<500m	Melton Mowbray	<1.5km	<5km	<1.5km	<1.5km	<1km	Cadent Gas/National Grid Proximity, Underground HV(11kv)
MBC/011/19	<5km	Syston	<500m	<500m	Sileby	>5km	>5km	<5km	<5km	<500m	Underground LV, Overhead HV(11kv)
MBC/012/19	<1.5km	Melton Mowbray	<500m	<100m	Melton Mowbray	<5km	<1km	<1km	<1km	<500m	Overhead HV(33kv)
MBC/013/19	<1.5km	Melton Mowbray	<1.5km	<1km	Melton Mowbray	<5km	<5km	>5km	<5km	<5km	Underground LV
MBC/014/19	<1.5km	Melton Mowbray	<1.5km	<100m	Melton Mowbray	<5km	<1.5km	<1.5km	<1.5km	<5km	Underground LV, Overhead LV, Service Line
MBC/015/19	<5km	Bottesford	<1.5km	<1.5km	Bottesford	<5km	<5km	<5km	<5km	<1.5km	Tata Communication Apparatus vicinity, Underground LV, Overhead HV(11kv)
MBC/016/19	<100m	Syston	<500m	<100m	Syston	>5km	>5km	>5km	>5km	<1km	Overhead HV(11kv), Underground LV
MBC/017/19	<1km	Melton Mowbray	<1km	<1km	Melton Mowbray	<1.5km	>5km	>5km	<1km	<1km	Overhead HV(11kv)
MBC/018/19	<500m	Melton Mowbray	<500m	<100m	Melton Mowbray	<1.5km	>5km	>5km	<500m	<1km	Overhead HV(11kv), Underground LV
MBC/019/19	<5km	Melton Mowbray	<500m	<100m	Melton Mowbray	<500m	<5km	<5km	<5km	<1km	N/A
MBC/020/19	<1.5km	Melton Mowbray	<500m	<100m	Melton Mowbray	<5km	<1km	<1km	<1km	<500m	N/A
MBC/021/19	<500m	Bottesford	<1km	<500m	Bottesford	<1km	<1.5km	<1km	<1km	<500m	Cadent Gas/National Grid Proximity, Underground HV(11kv)
MBC/022/19	<1km	Syston	<500m	<500m	Syston	>5km	Syston	>5km	>5km	<500m	N/A

MBC/023/19	<5km	Melton Mowbray	<500m	<500m	Melton Mowbray	>5km	>5km	>5km	<5km	<500m	N/A
MBC/024/19	<1.5km	Melton Mowbray	<500m	<500m	Melton Mowbray	<5km	<5km	<1km	<1km	<1.5km	ESP Existing mains LP up to 75 millibar guage, Underground LV
MBC/025/19	<1.5km	Melton Mowbray	<1.5km	<100m	Melton Mowbray	<5km	<5km	<5km	<5km	<5km	Underground HV(11kv), Underground LV, Overhead LV, Overhead HV(11kv), Service Line
MBC/026/19	<1km	Melton Mowbray	<1km	<500m	Melton Mowbray	<5km	<100m	<1km	<1km	<1km	Underground LV, Overhead HV(11kv)
MBC/027/19	<500m	Melton Mowbray	<500m	<100m	Melton Mowbray	<1km	>5km	>5km	<500m	<500m	Overhead LV, Underground LV, underground HV(11kv)
MBC/028/19	<1.5km	Bottesford	<1km	<500m	Bottesford	<1.5km	<1.5km	<1.5km	<1.5km	<1km	Tata Communcation Apparatus vicinity, Underground HV(11kv), Underground LV
MBC/029/19	<1.5km	Melton Mowbray	<500m	<100m	Melton Mowbray	<5km	<5km	<1.5km	<5km	<1km	Overhead HV(11kv), Underground LV
MBC/030/19	<5km	Melton Mowbray	<500m	<100m	Melton Mowbray	<1.5km	<5km	<1.5km	<1.5km	<1km	Underground HV(11kv)
MBC/031/19	<1.5km	Melton Mowbray	<500m	<500m	Melton Mowbray	<1.5km	<5km	<1.5km	<1.5km	<100m	Cadent Gas/National Grid Proximity, Underground LV, Overhead LV, Underground Service Line, Overhead Service Line, Underground HV(11kv), Overhead HV(33kv)
MBC/032/19	<1.5km	Melton Mowbray	<500m	<100m	Melton Mowbray		<5km	<1.5km	<1.5km	<500m	Cadent Gas/National Grid Proximity, Overhead HV(33kv), Underground HV(11kv), Underground LV
MBC/033/19	<1.5km	Bottesford	<1km	<1km	Bottesford	<500m	<1km	<1km	<1km	<1.5km	Tata Communcation Apparatus vicinity, Underground LV, Overhead HV(11kv)
MBC/034/19	<500m	Bottesford	<1km	<100m	Bottesford	>5km	>5km	<5km	<5km	<500m	N/A
MBC/035/19	<5km	Bottesford	<1.5km	<1.5km	Bottesford	<5km	<5km	<5km	<5km	<1.5km	Tata Communcation Apparatus vicinity, Overhead HV(11kv)
MBC/036/19	<5km	Grantham	<100m	<100m	Melton Mowbray	>5km	>5km	>5km	>5km	<5km	Overhead LV, Underground Lv
MBC/037/19	<5km	Grantham	<500m	<500m	Melton Mowbray	>5km	>5km	>5km	>5km	<5km	N/A
MBC/038/19	<100m	Bottesford	<500m	<100m	Bottesford	>5km	>5km	<5km	<5km	<500m	Service Line
MBC/039/19	<500m	Grantham	<100m	<100m	Grantham	>5km	<500m	<500m	<5km	<1km	Tata Communcation Apparatus vicinity
MBC/040/19	<500m	Grantham	<500m	<100m	Grantham	>5km	<500m	<500m	<5km	<1km	Tata Communcation Apparatus vicinity
MBC/041/19	<100m	Bottesford	<500m	<100m	Bottesford	>5km	>5km	<5km	<5km	<500m	Underground LV, Overhead LV
MBC/042/19	<1km	Grantham	<500m	<100m	Grantham	>5km	<1km	<500m	<5km	<1km	Tata Communcation Apparatus vicinity, Underground HV(11kv)
MBC/043/19	<100m	Bottesford	<500m	<100m	Bottesford	>5km	>5km	<5km	<5km	<500m	Underground LV
MBC/044/19	<500m	Grantham	<100m	<100m	Grantham	>5km	<100m	<500m	<5km	<1km	Service Line
MBC/045/19	<500m	Grantham	<500m	<100m	Grantham	>5km	<1km	<500m	<5km	<500m	Tata Communcation Apparatus vicinity, Overhead LV, Underground LV
MBC/046/19	<5km	Bottesford	<1km	<500m	Bottesford	>5km	>5km	>5km	<5km	<500m	Overhead HV(11kv)
MBC/047/19	<5km	Melton Mowbray	<100m	<100m	Melton Mowbray	<5km	<5km	<5km	<5km	<5km	Overhead HV(11kv)
MBC/048/19	<1km	Bottesford	<100m	<100m	Bottesford	<500m	<500m	<500m	<500m	<1km	Cadent Gas/National Grid Proximity

Maps

MELTON BOROUGH COUNCIL

SHLAA 2019/20

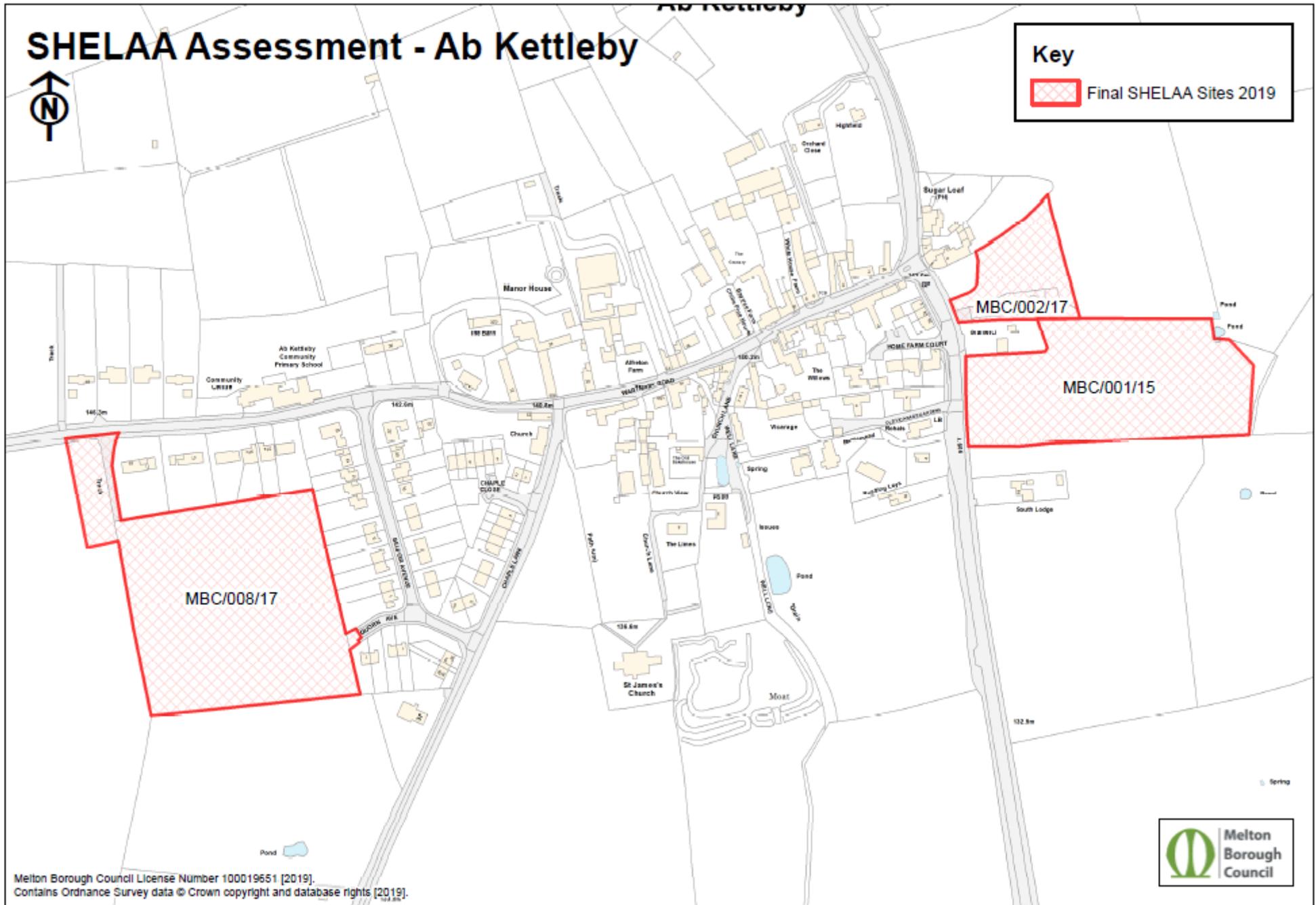
Please visit our [interactive map](#) for further details

SHELAA Assessment - Ab Kettleby



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

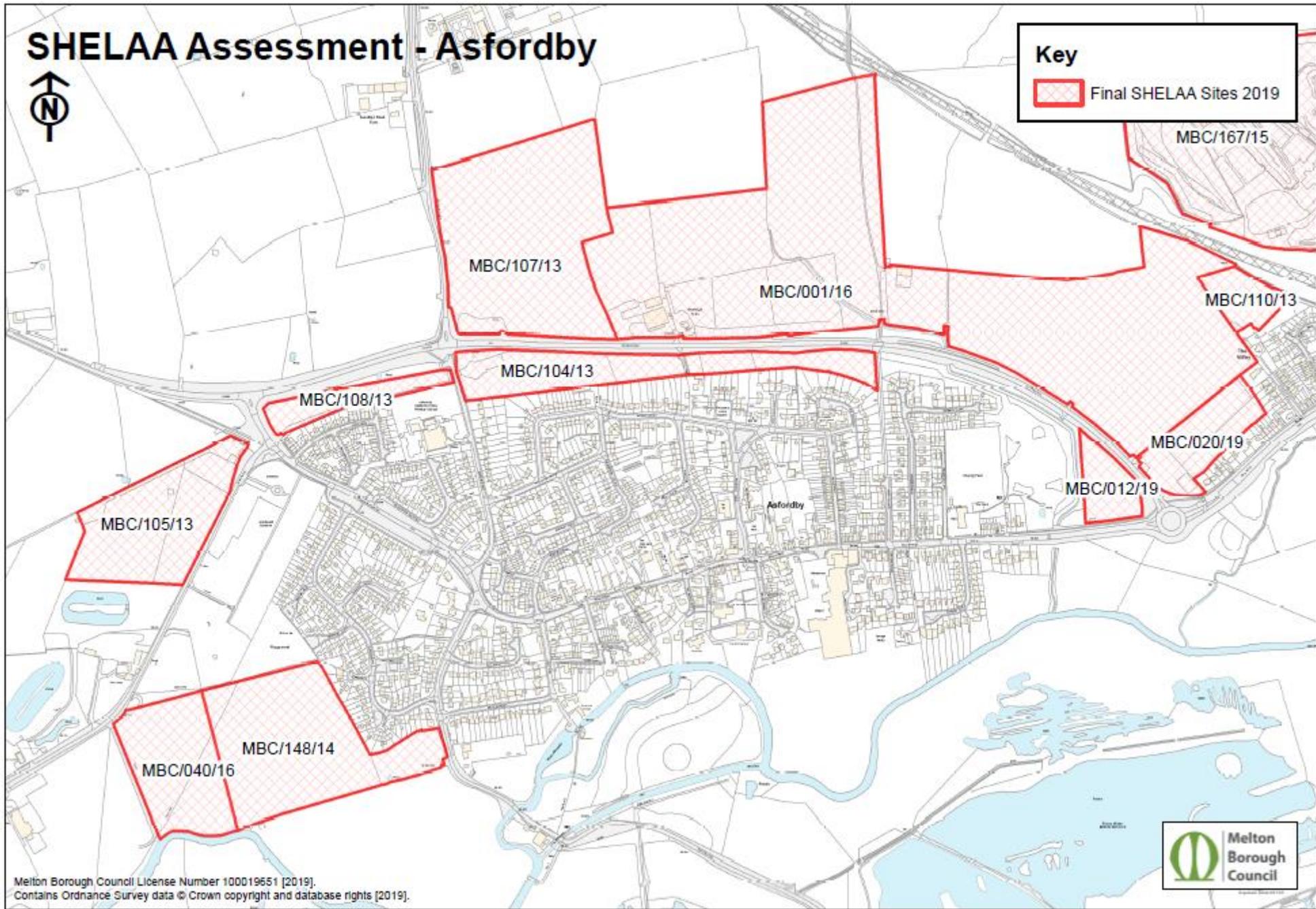


SHELAA Assessment - Asfordby



Key

 Final SHELAA Sites 2019

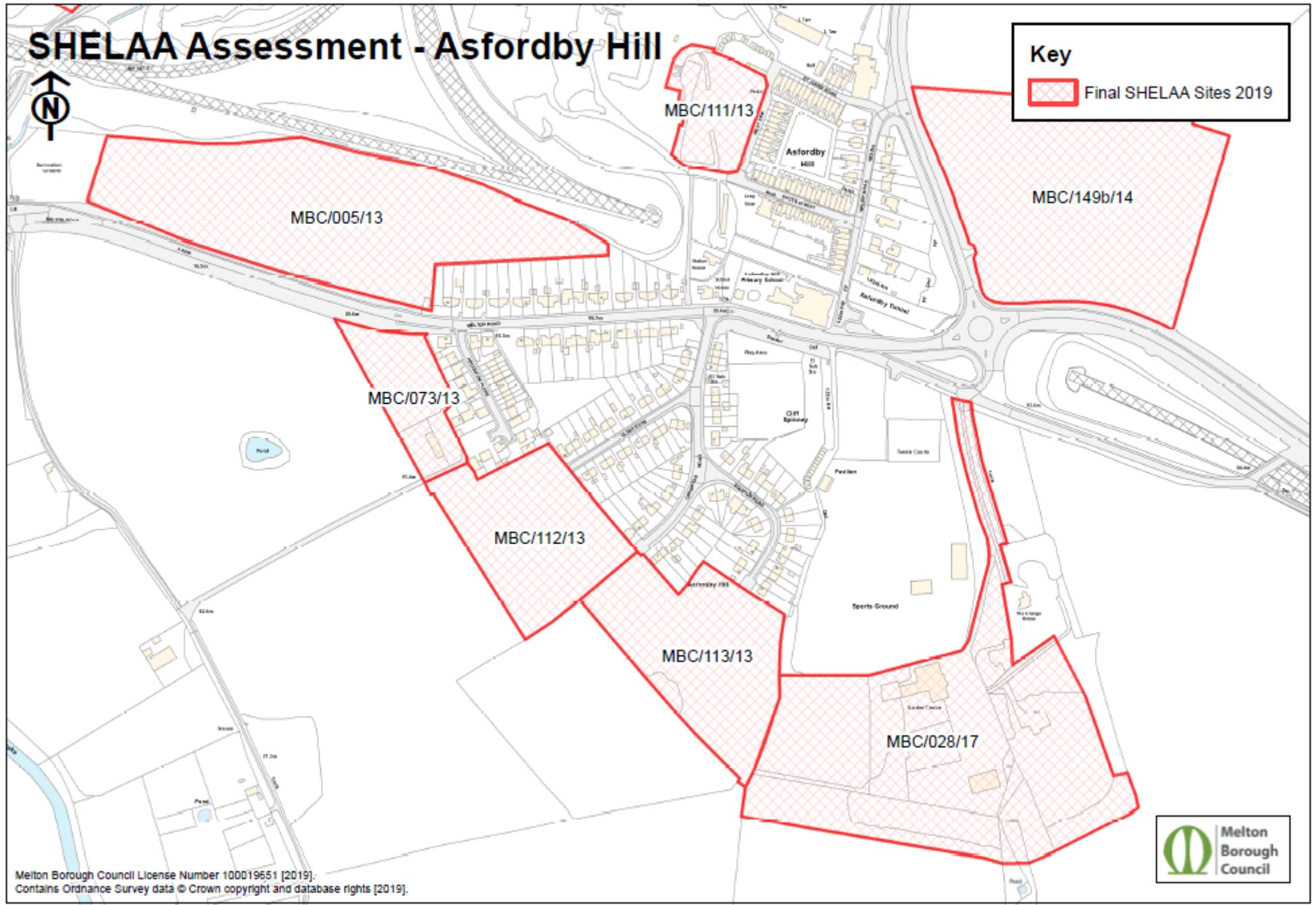


Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].



SHELAA Assessment - Asfordby Hill

Key
 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

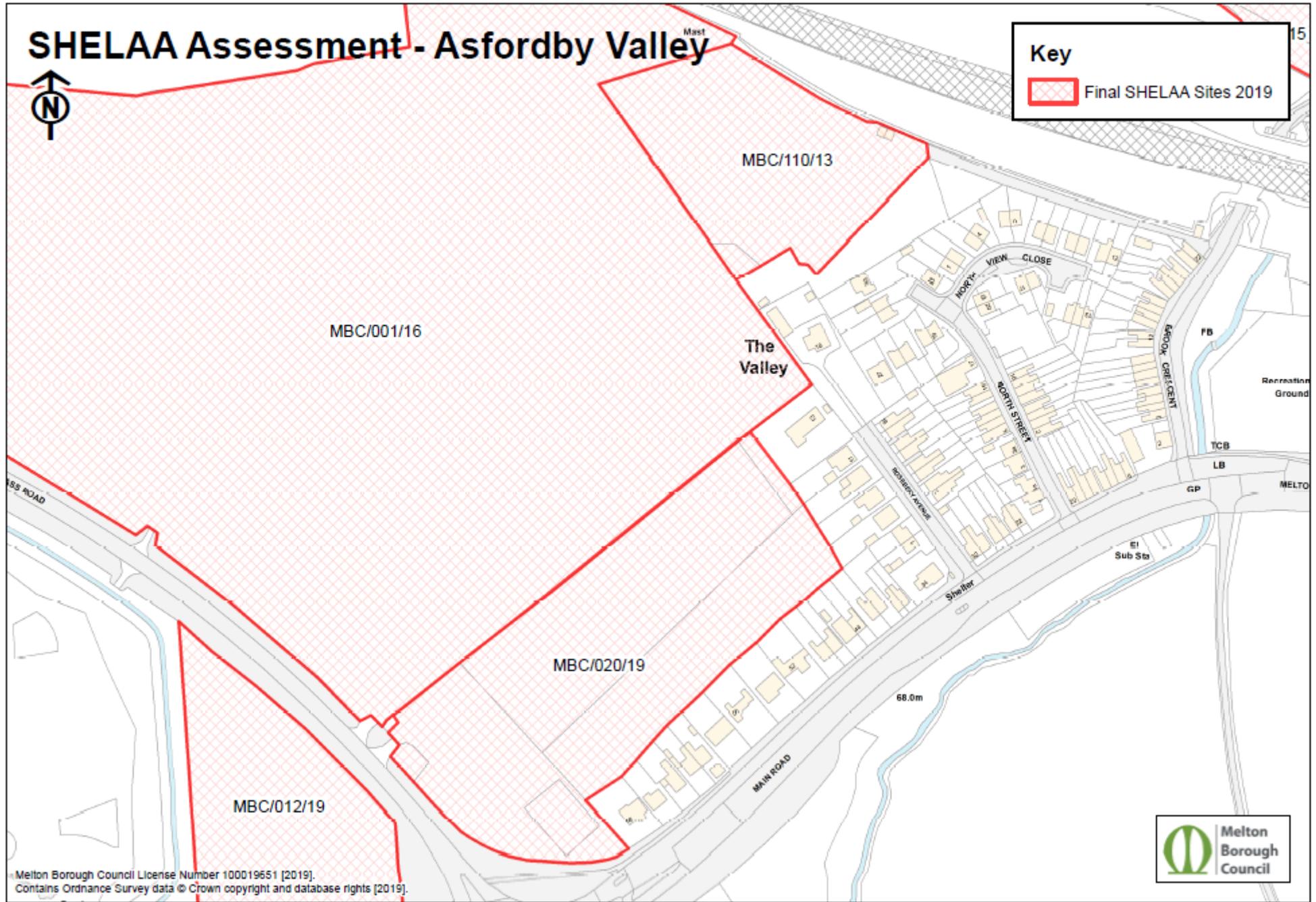


SHELAA Assessment - Asfordby Valley^{Mast}



Key

 Final SHELAA Sites 2019



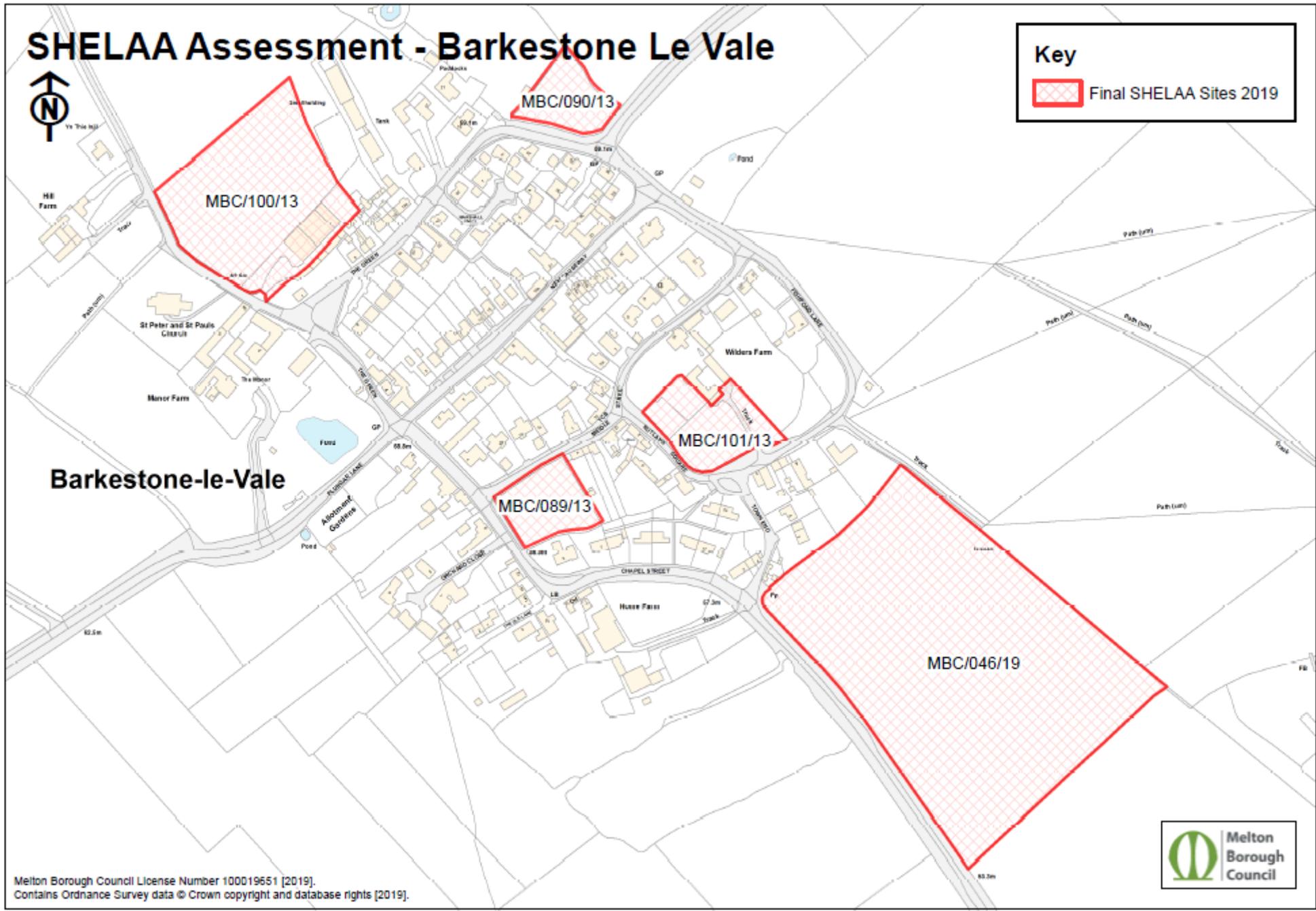
Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].



SHELAA Assessment - Barkestone Le Vale

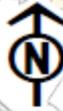
Key

 Final SHELAA Sites 2019



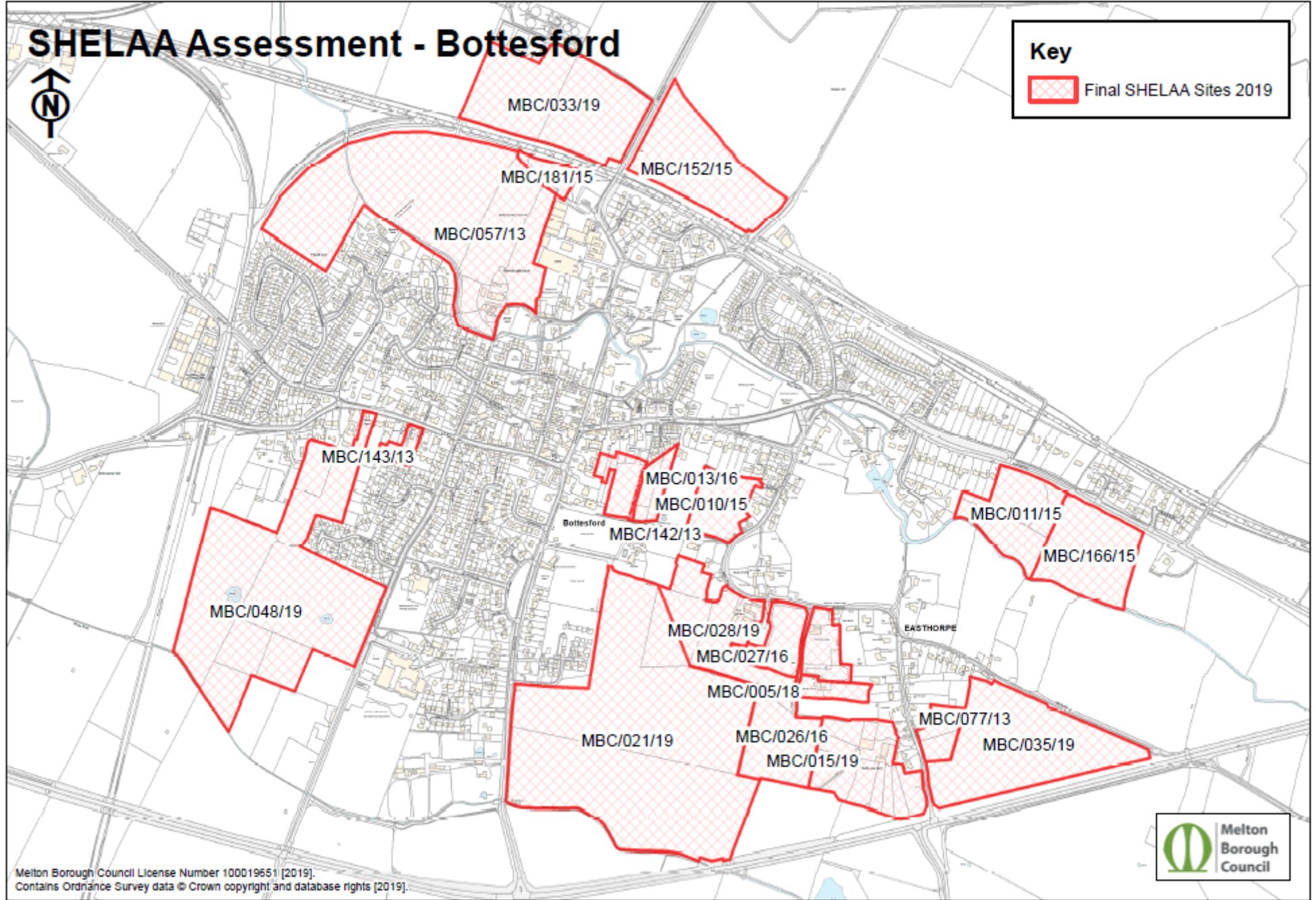
Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

SHELAA Assessment - Bottesford



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 | [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

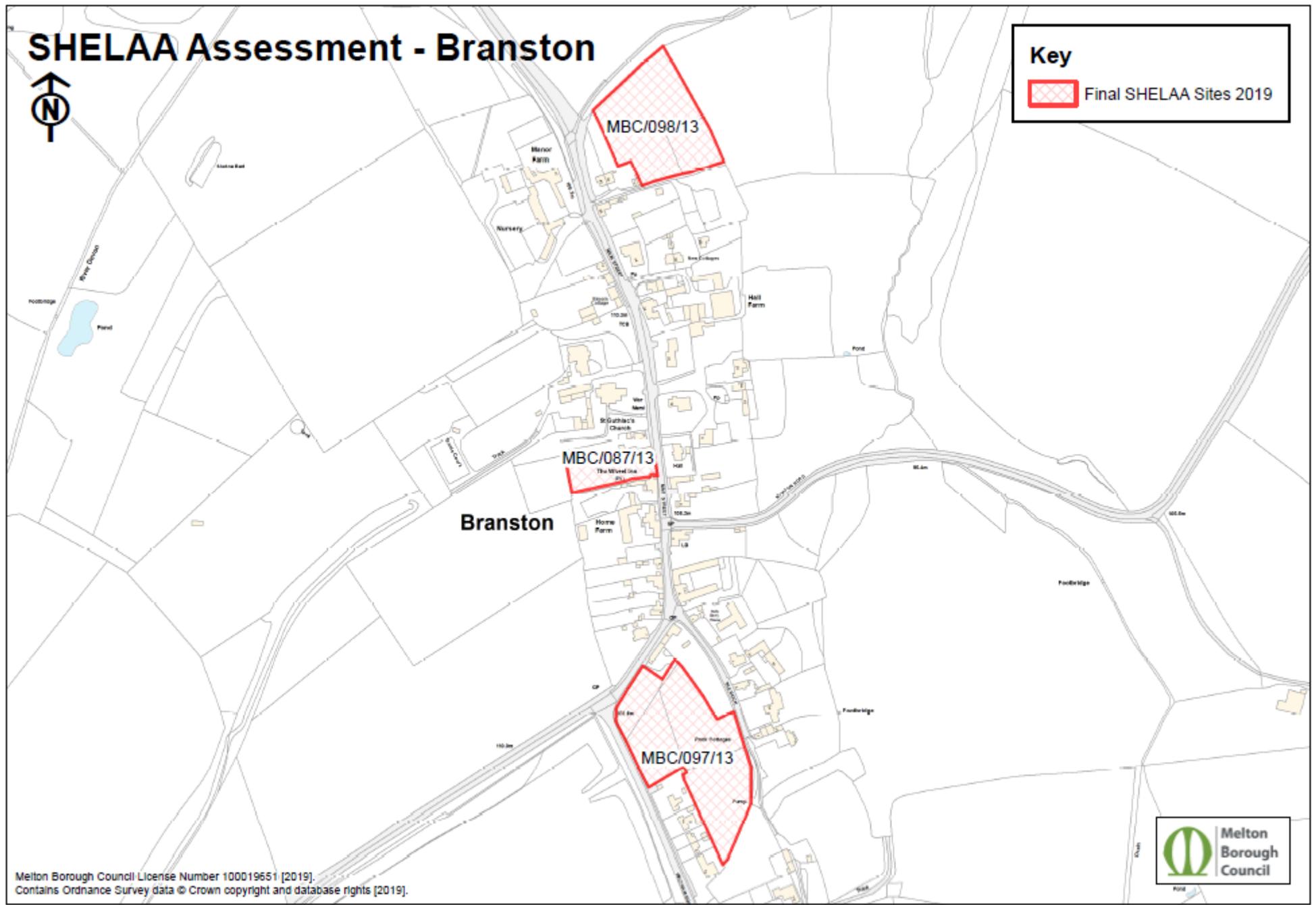


SHELAA Assessment - Branston



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

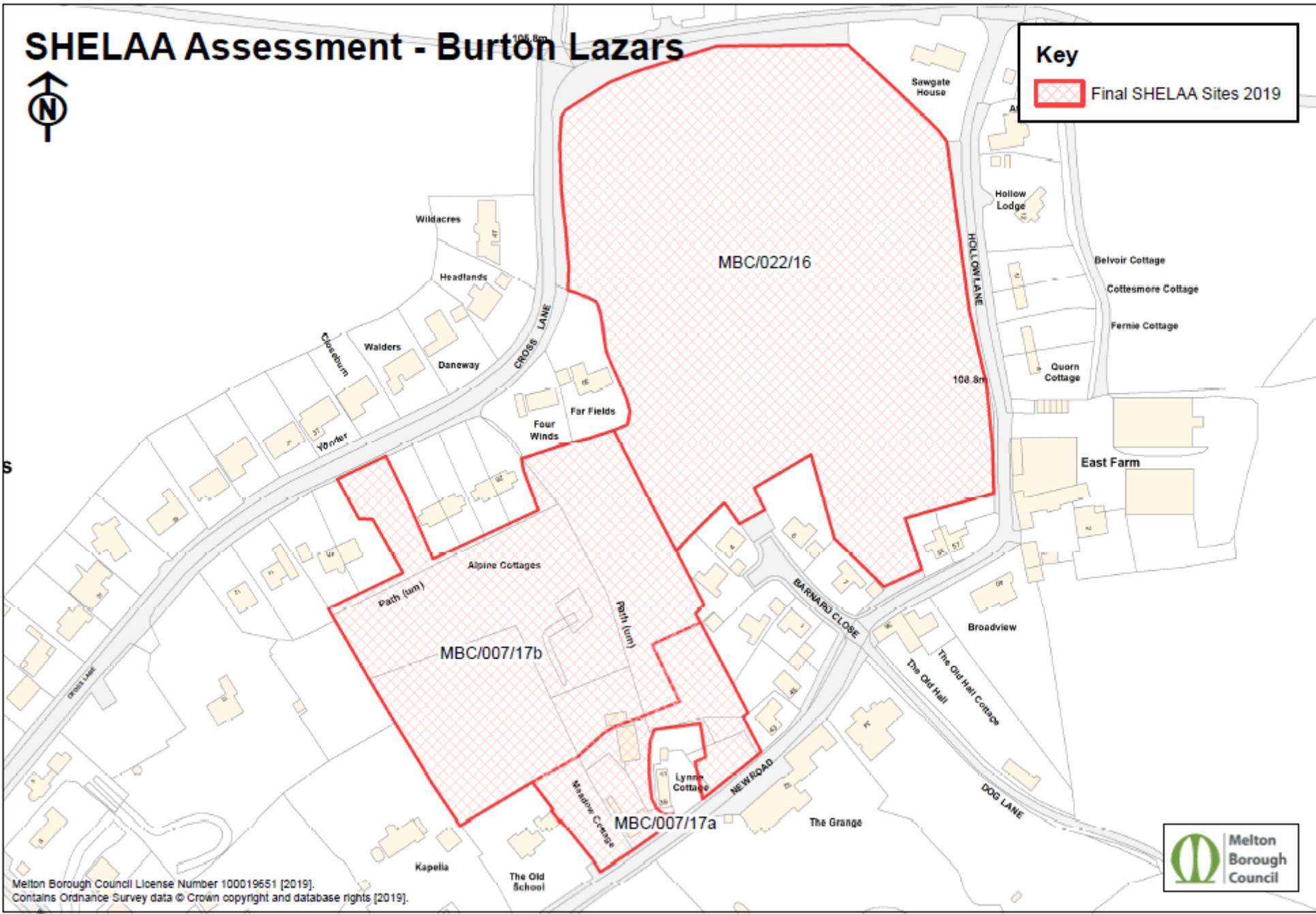


SHELAA Assessment - Burton Lazars



Key

 Final SHELAA Sites 2019



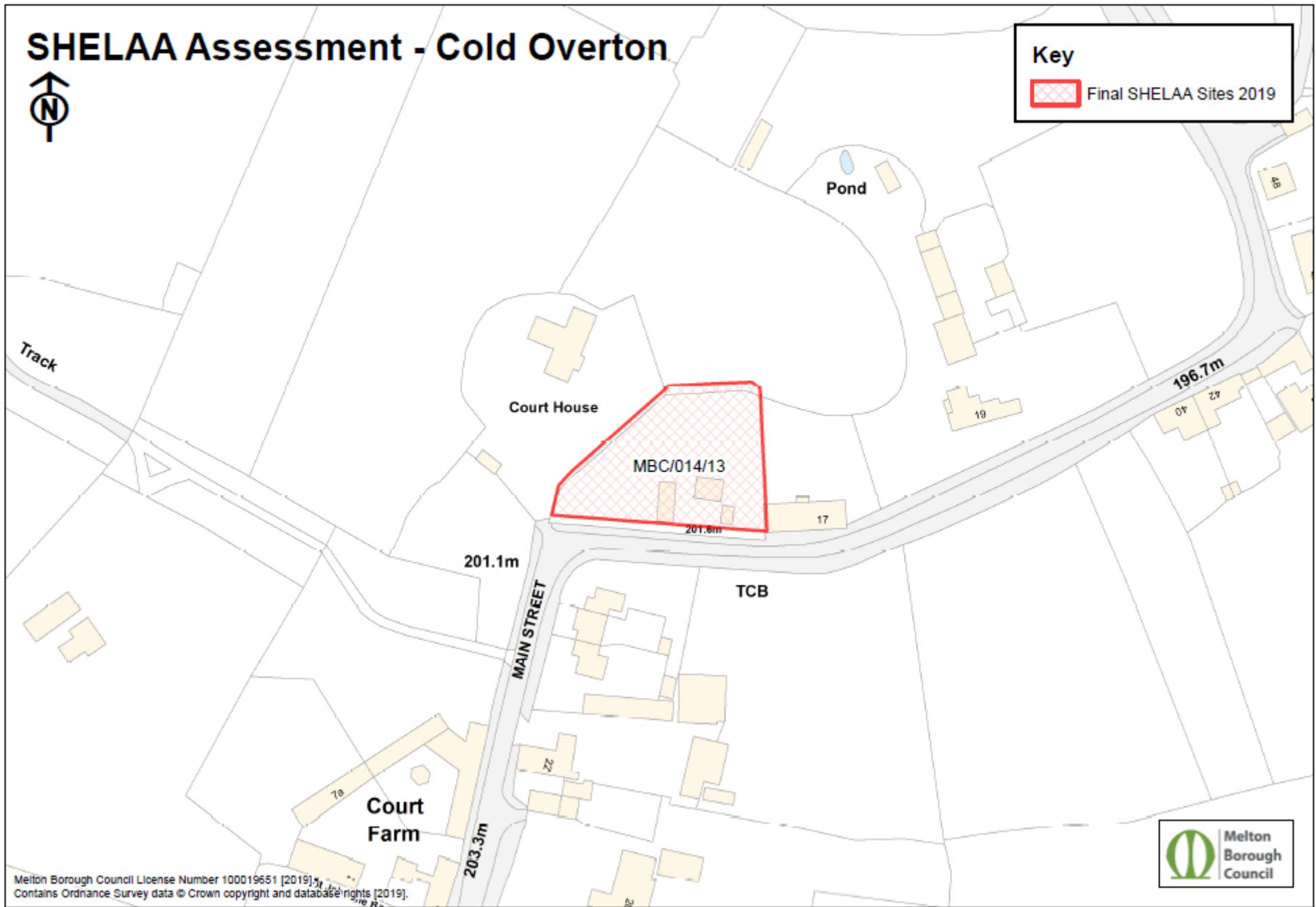
Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

SHELAA Assessment - Cold Overton



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

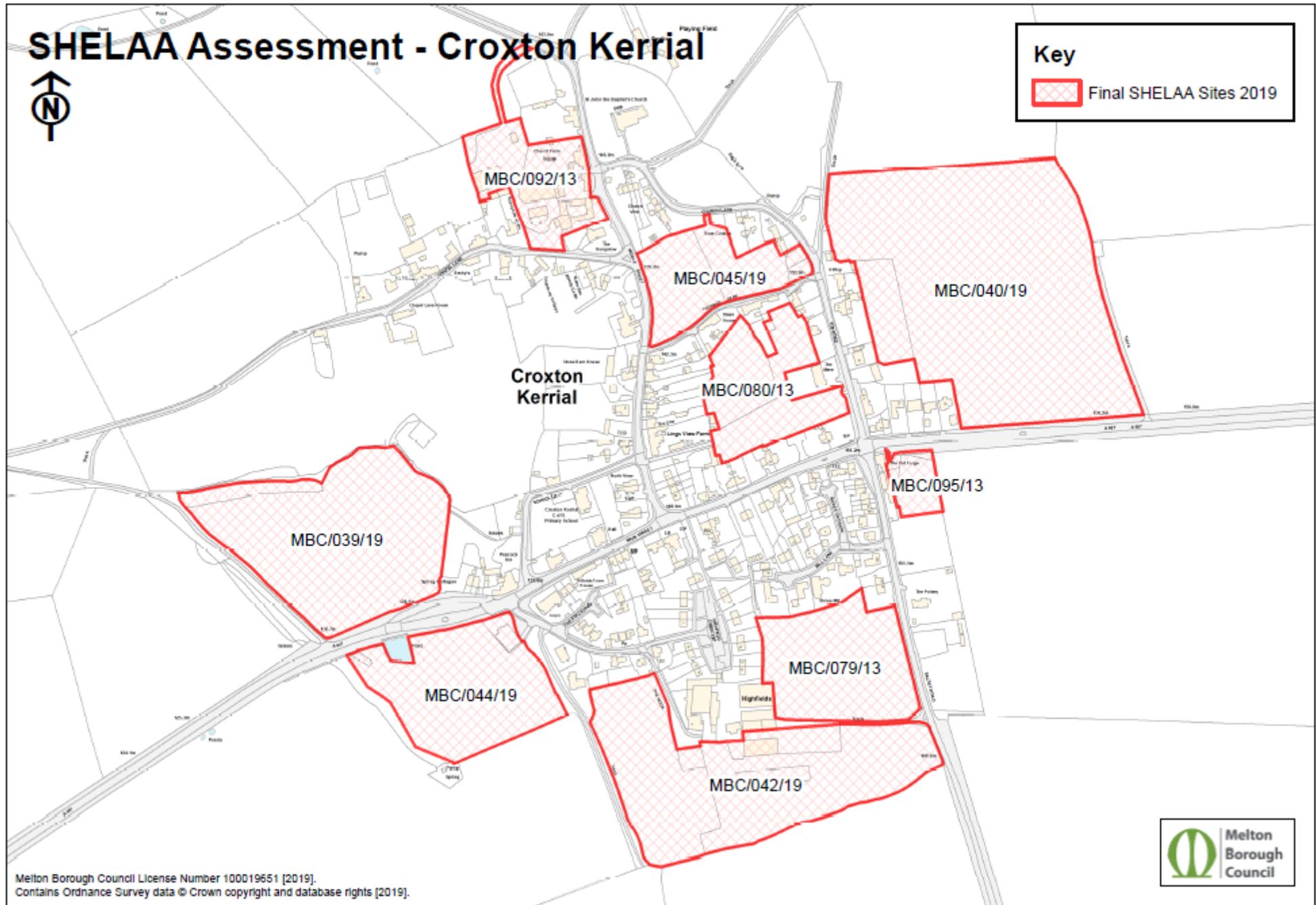


SHELAA Assessment - Croxton Kerrial



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].



MBC/013/16

SHELAA Assessment - Easthorpe

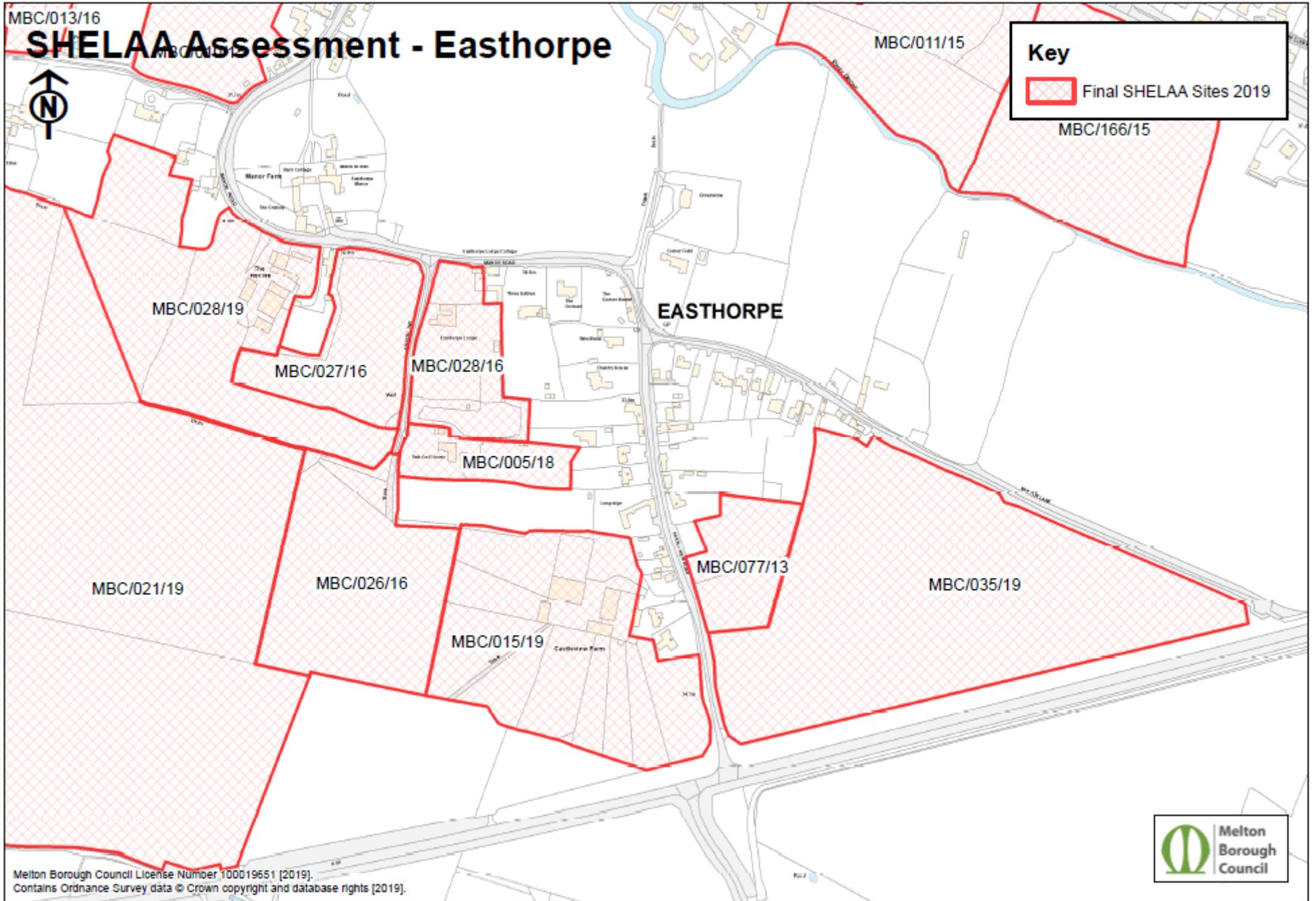


MBC/011/15

Key

 Final SHELAA Sites 2019

MBC/166/15



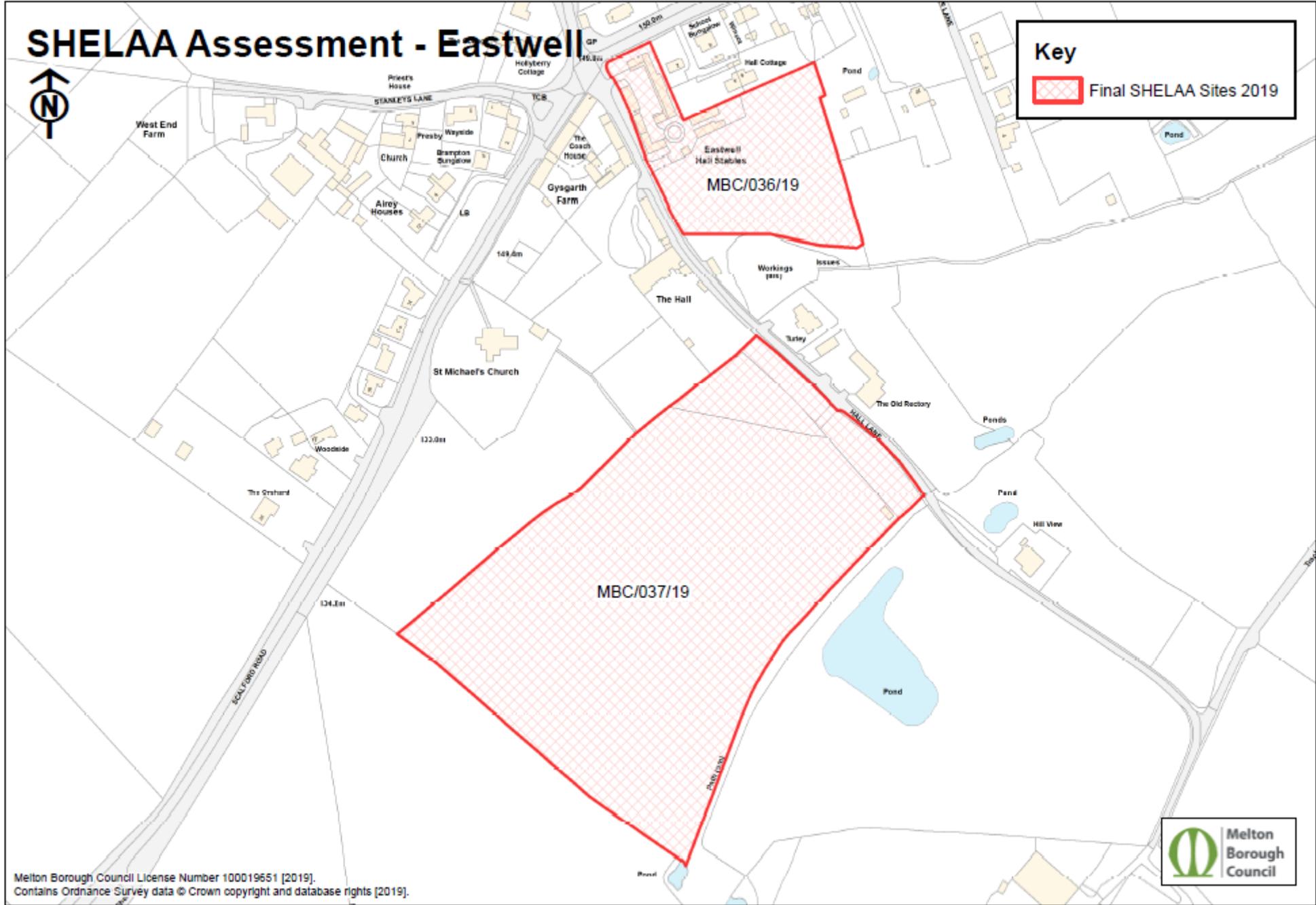
Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].



SHELAA Assessment - Eastwell

Key

 Final SHELAA Sites 2019



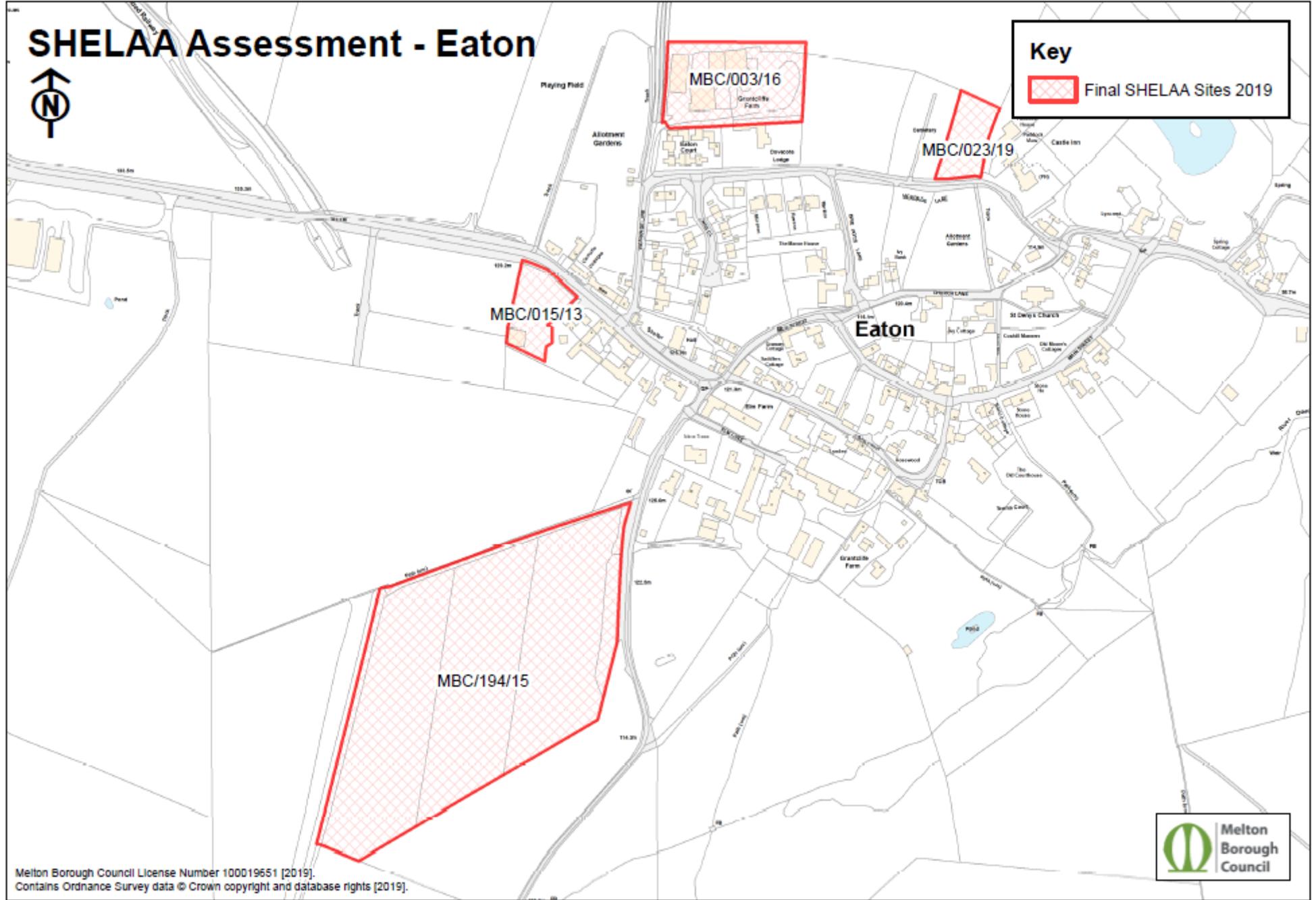
Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

SHELAA Assessment - Eaton



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].



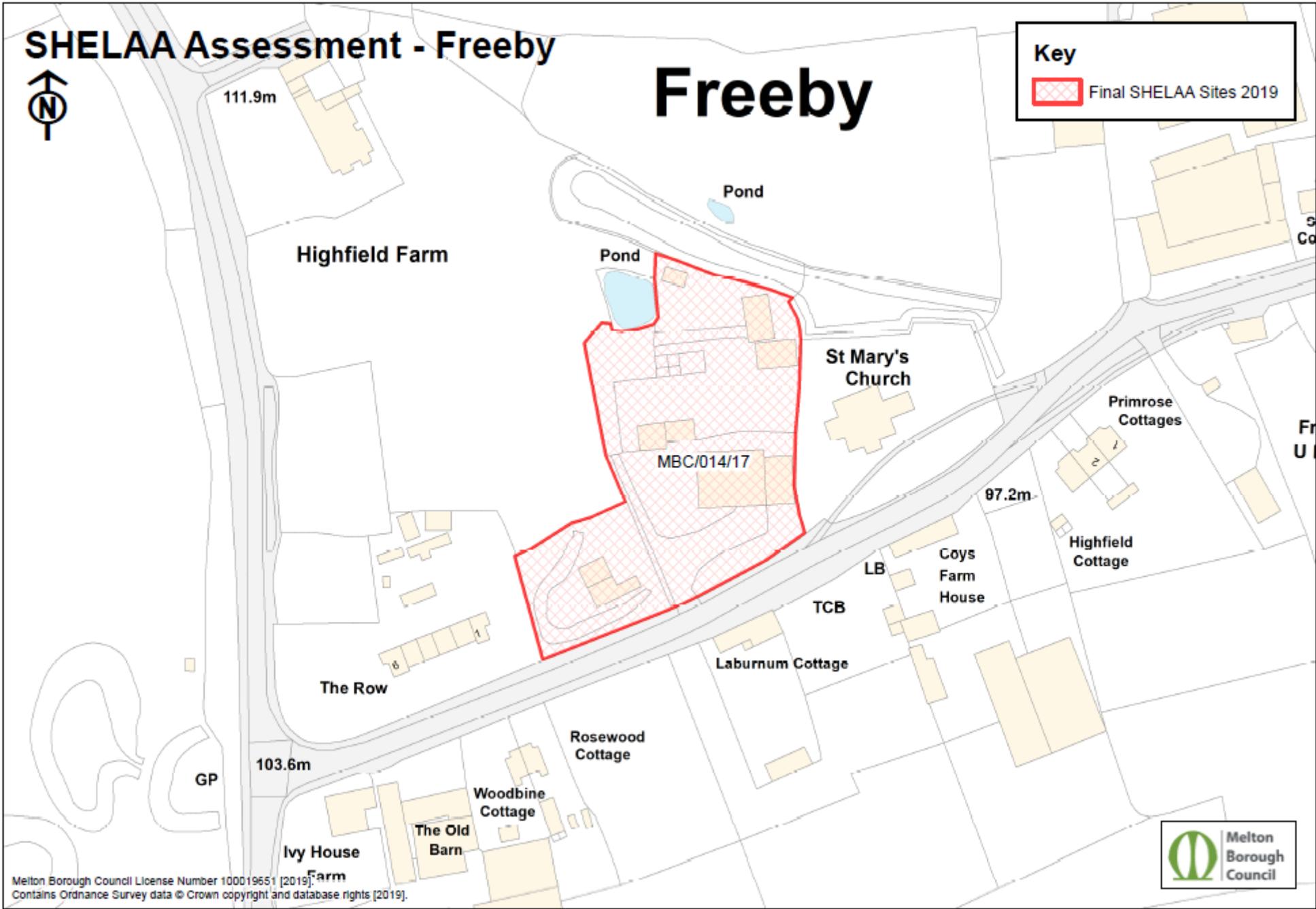
SHELAA Assessment - Freeby



Freeby

Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019]
Contains Ordnance Survey data © Crown copyright and database rights [2019].

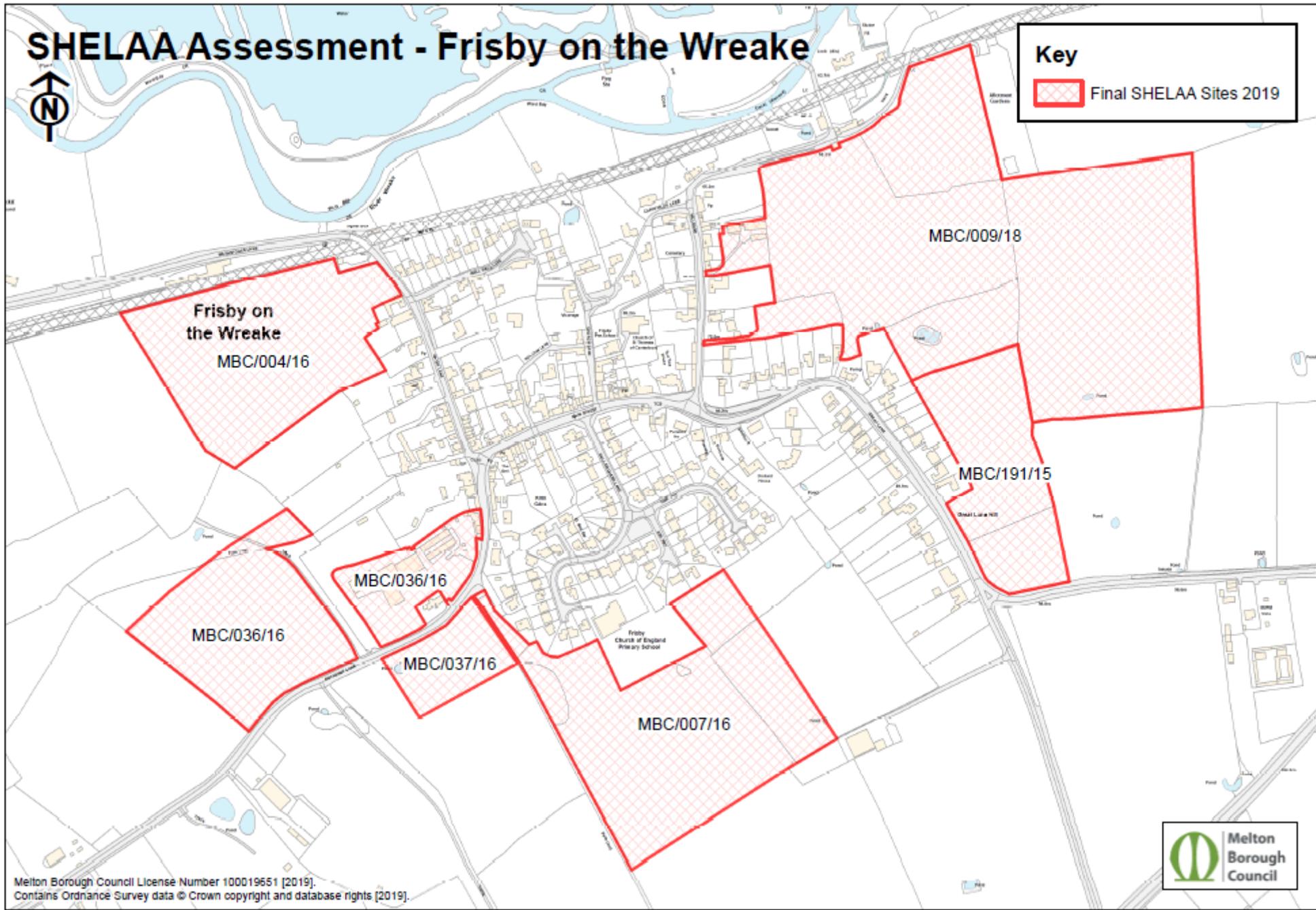


SHELAA Assessment - Frisby on the Wreake



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

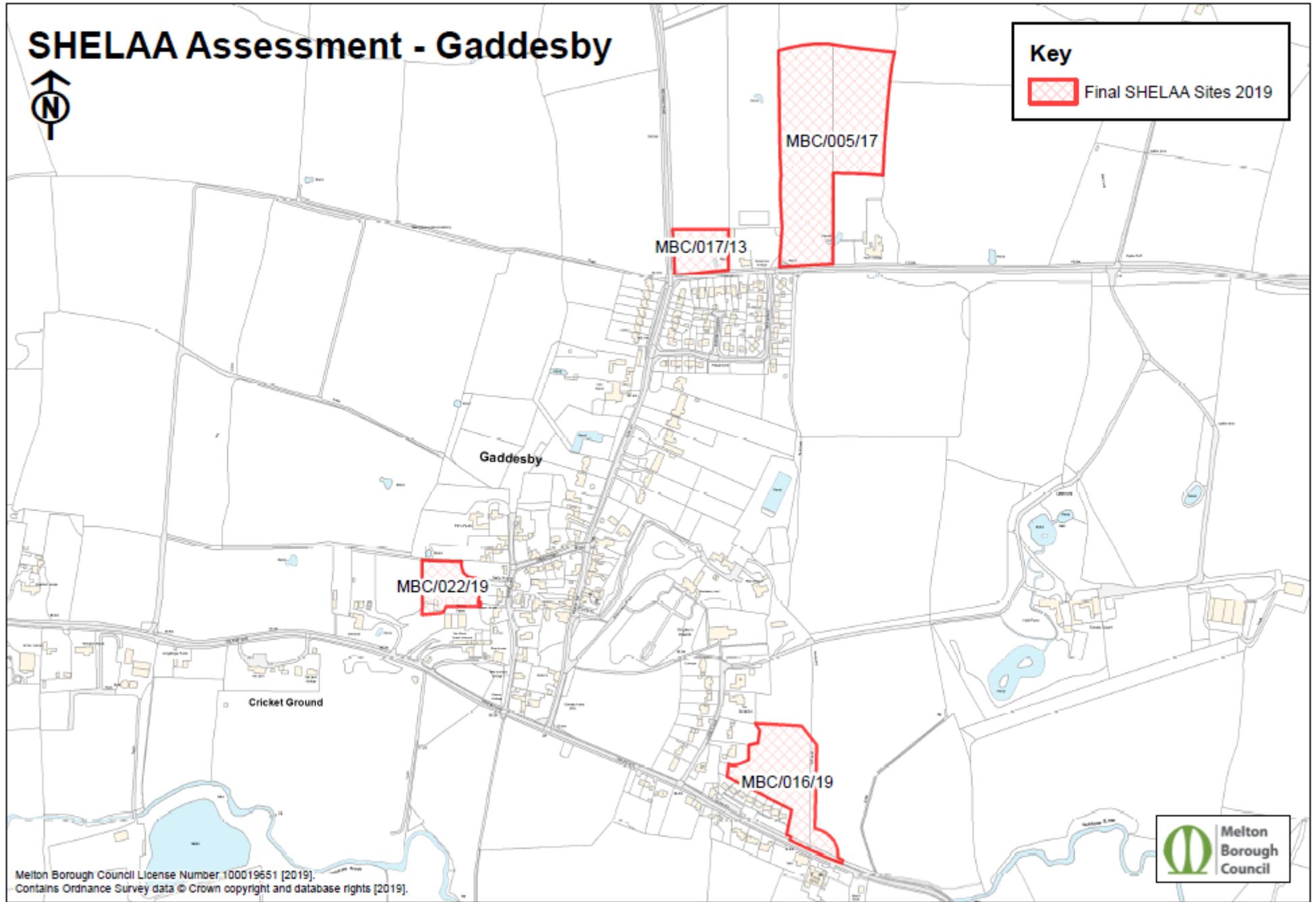


SHELAA Assessment - Gaddesby



Key

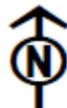
 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

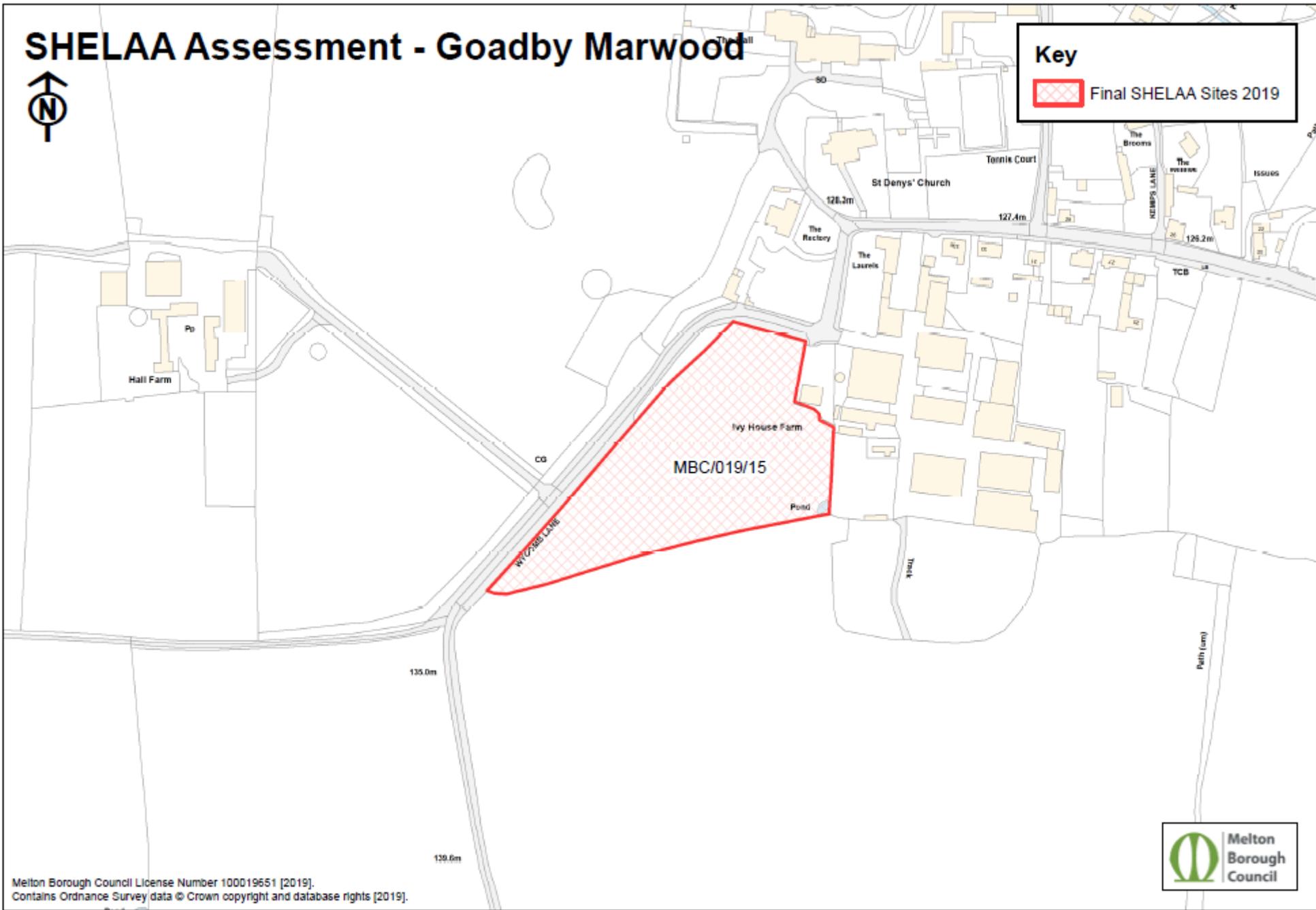


SHELAA Assessment - Goadby Marwood



Key

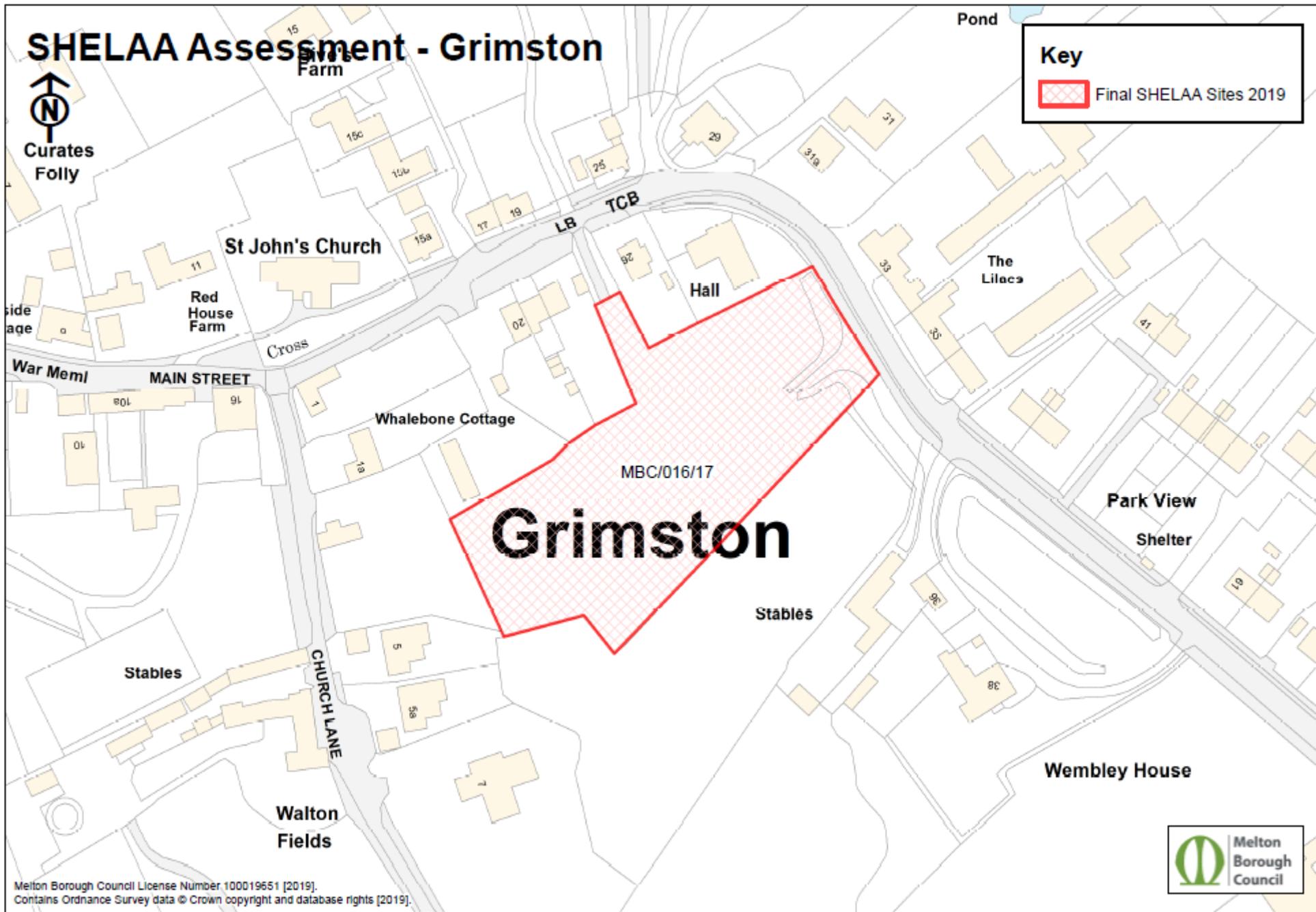
 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].



SHELAA Assessment - Grimston



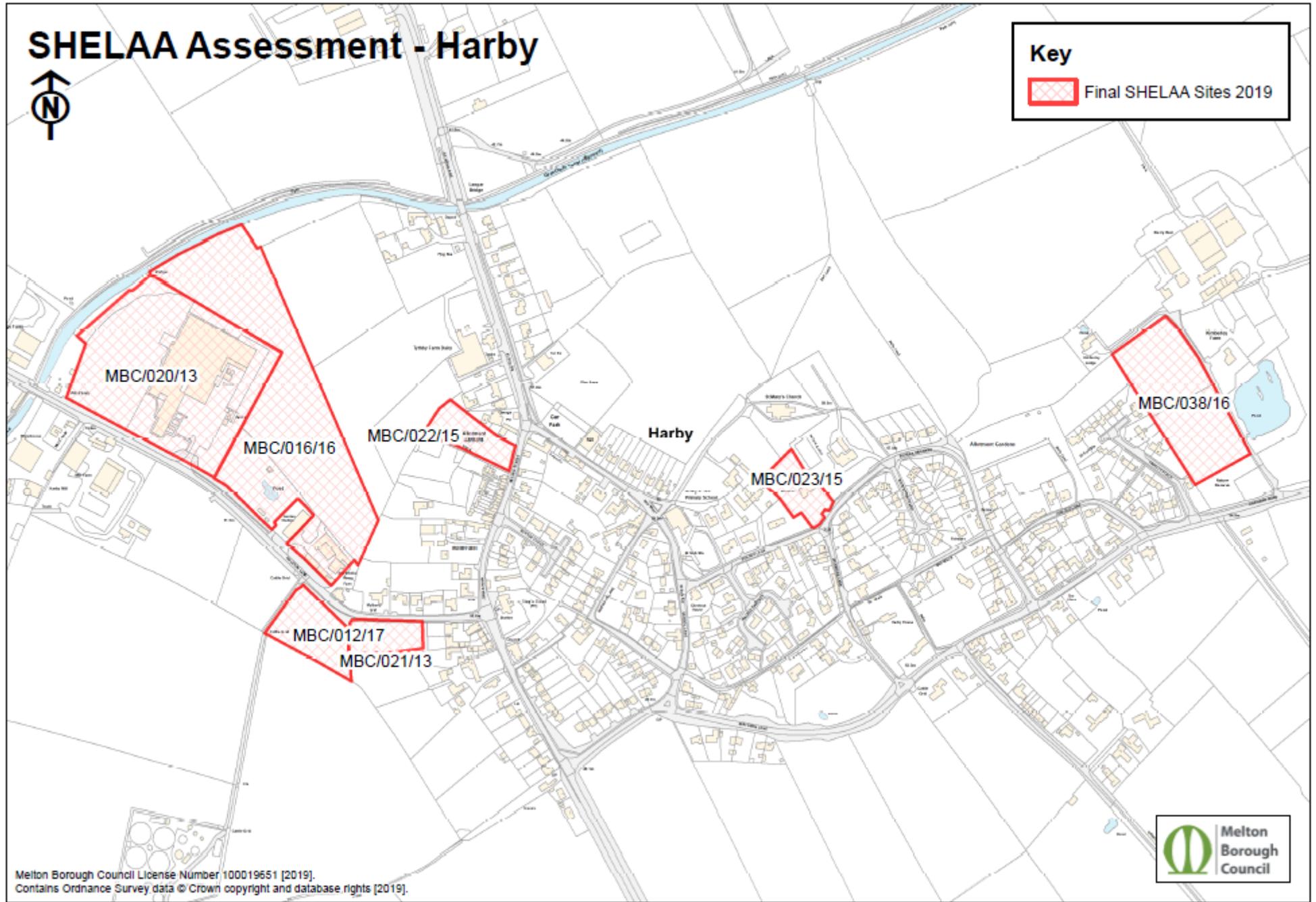
Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

SHELAA Assessment - Harby



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

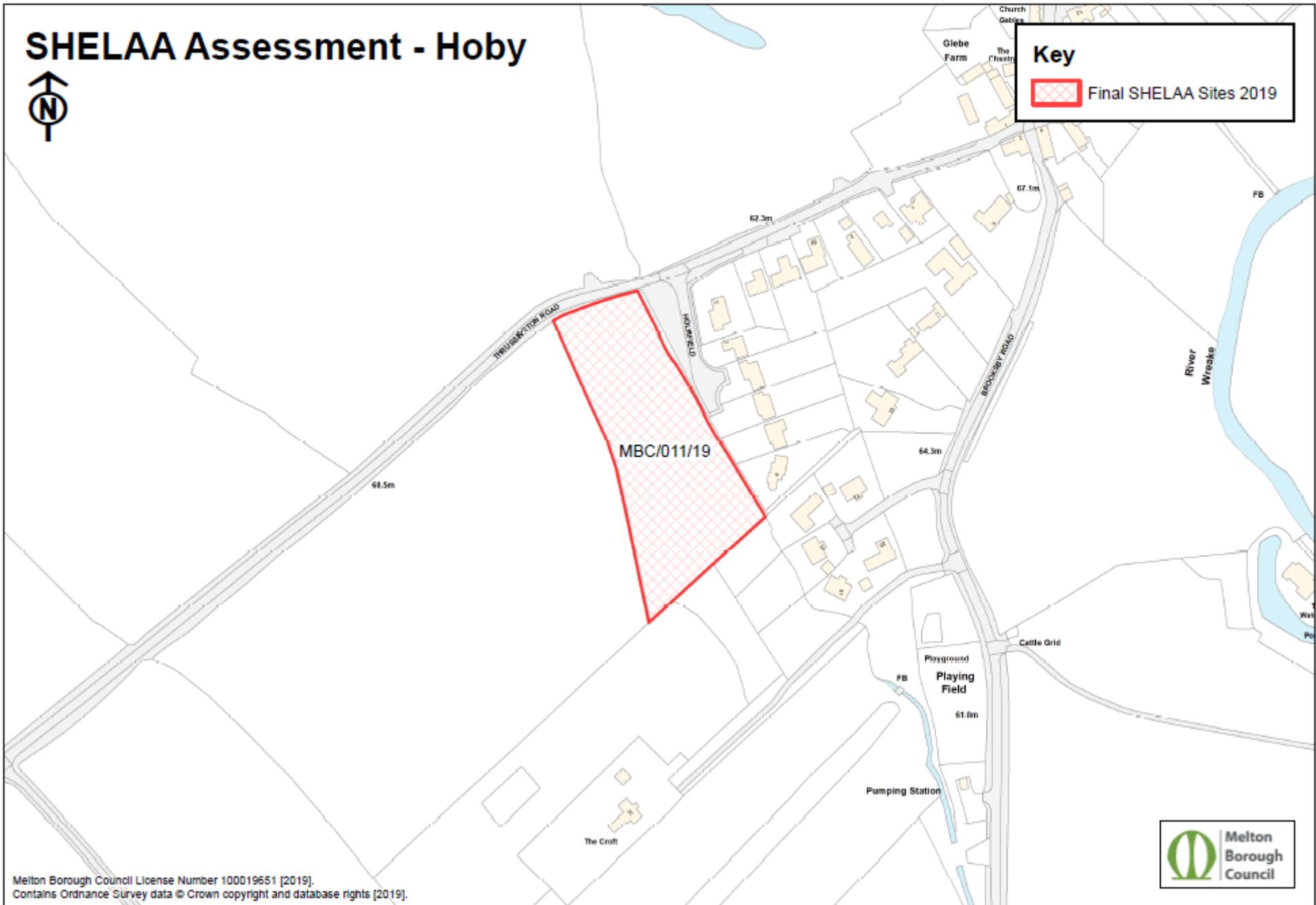


SHELAA Assessment - Hoby



Key

 Final SHELAA Sites 2019



Meiton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

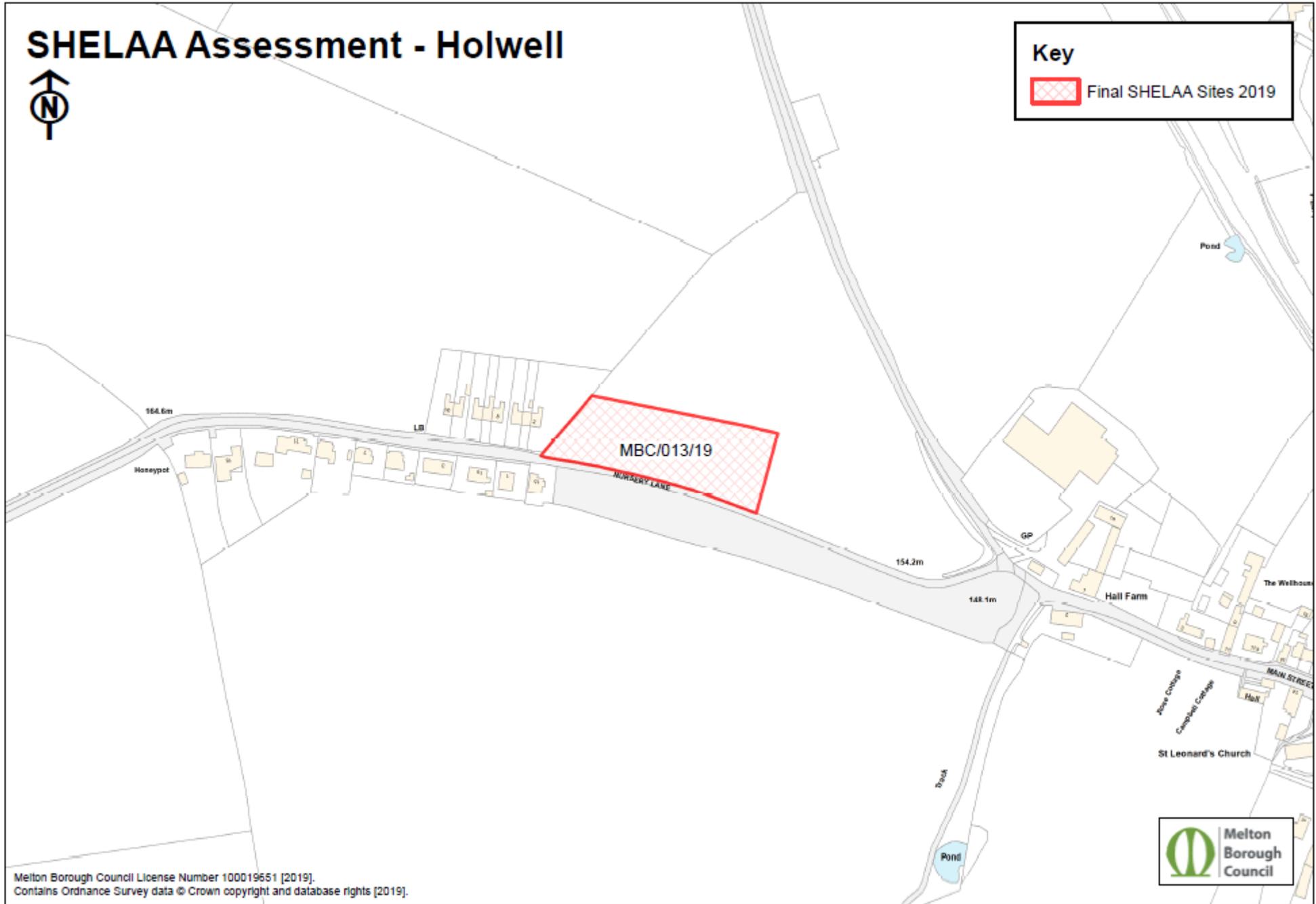


SHELAA Assessment - Holwell



Key

 Final SHELAA Sites 2019

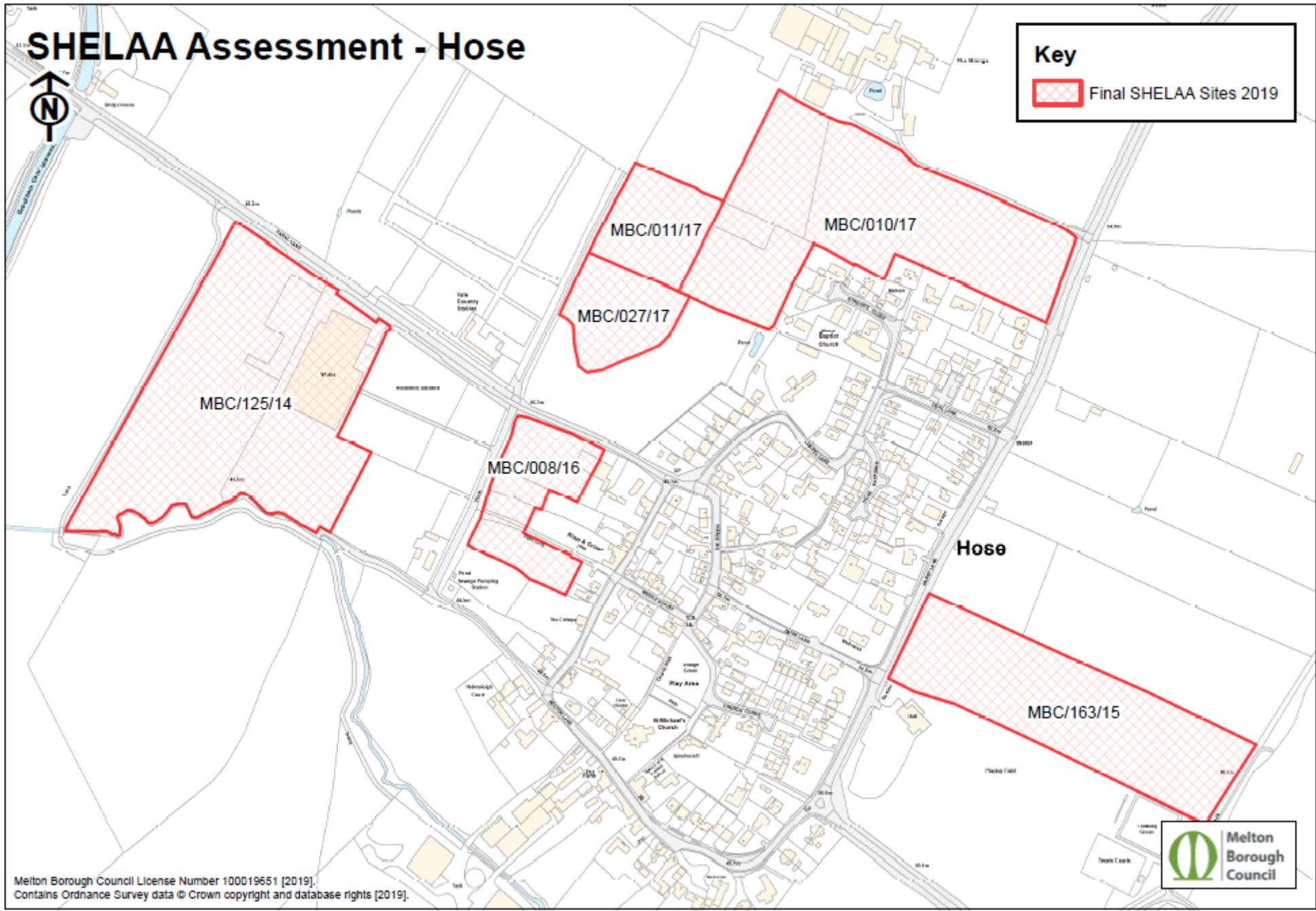


Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].



SHELAA Assessment - Hose

Key
Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

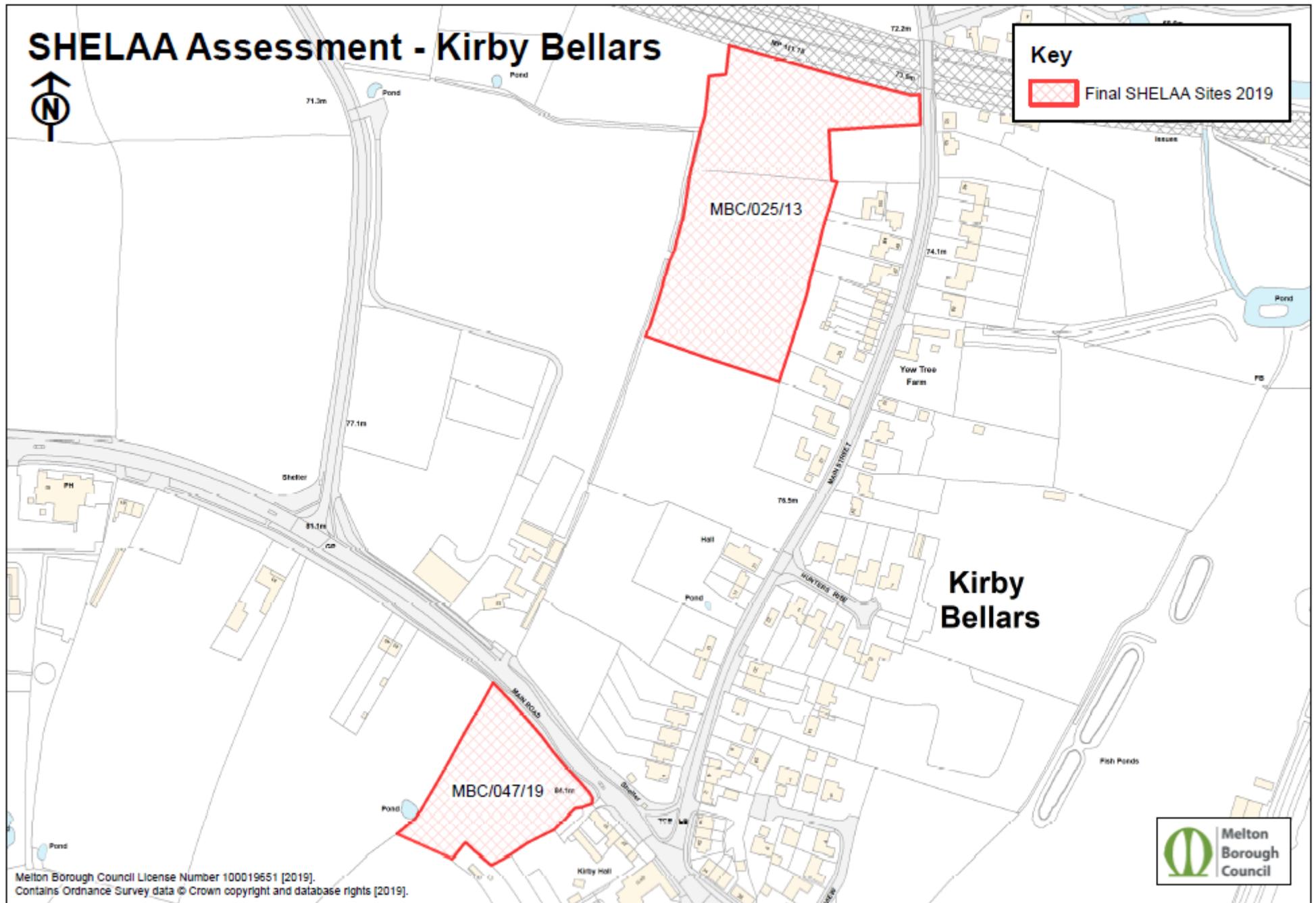


SHELAA Assessment - Kirby Bellars



Key

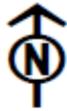
 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

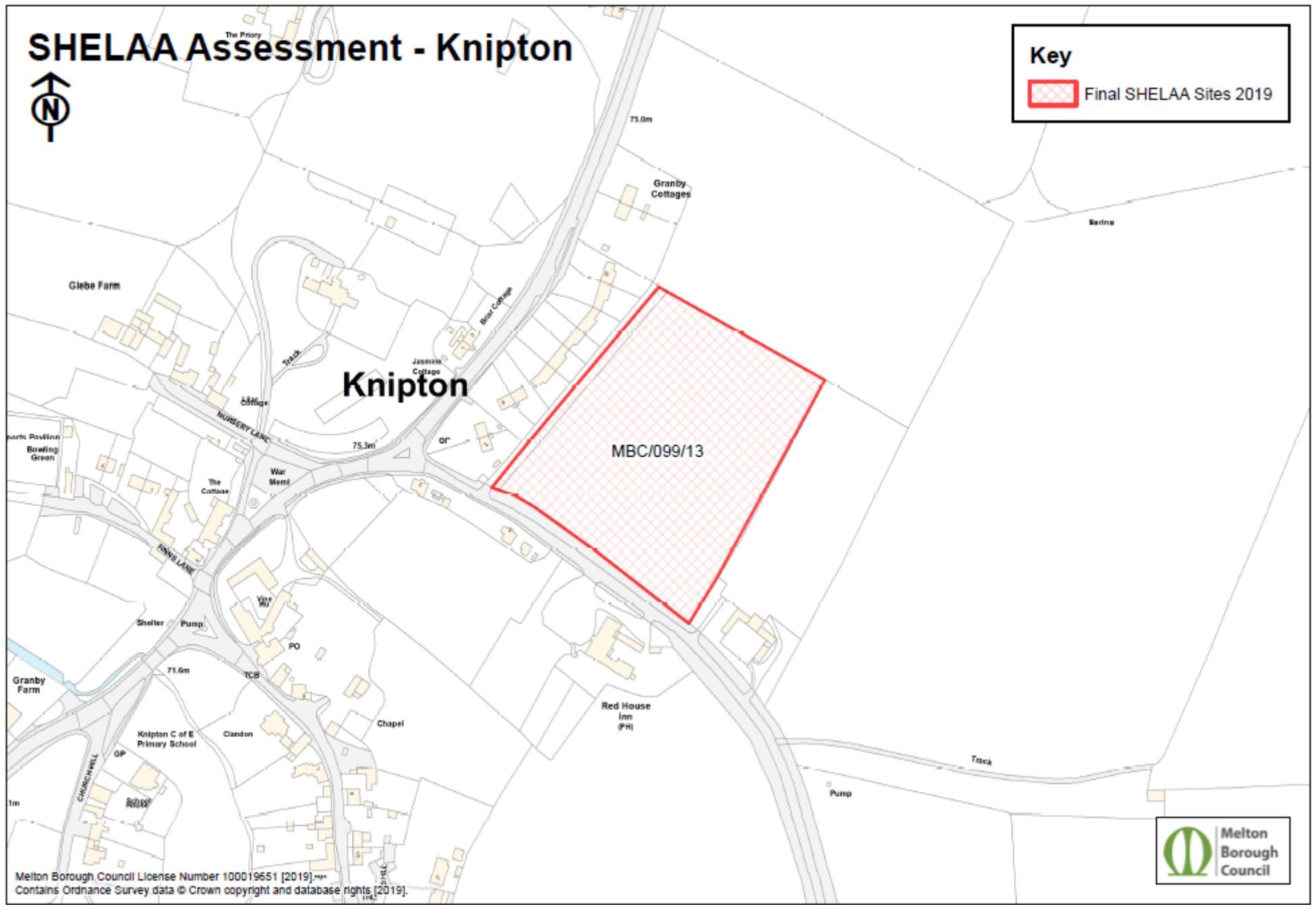


SHELAA Assessment - Knipton



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

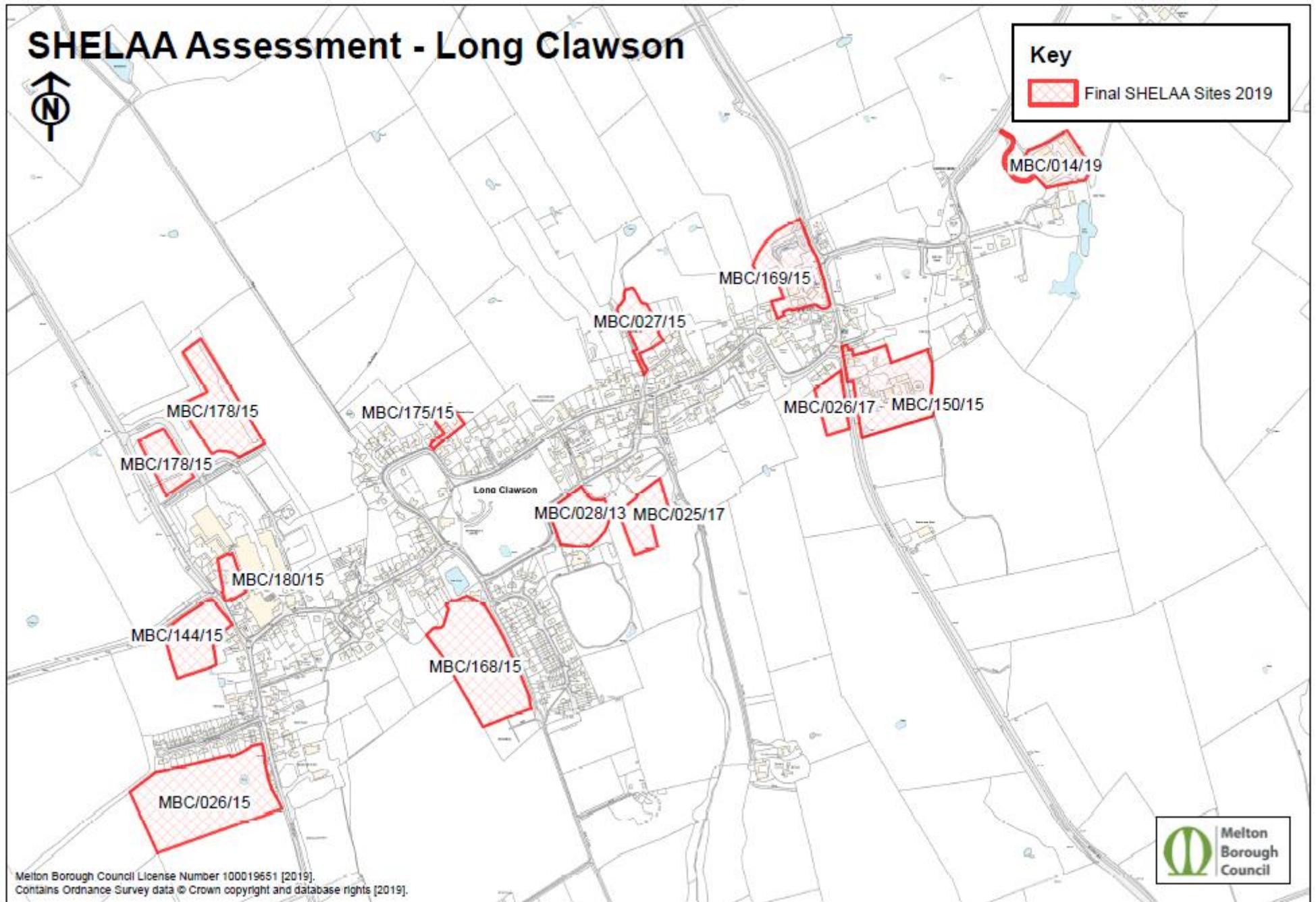


SHELAA Assessment - Long Clawson



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

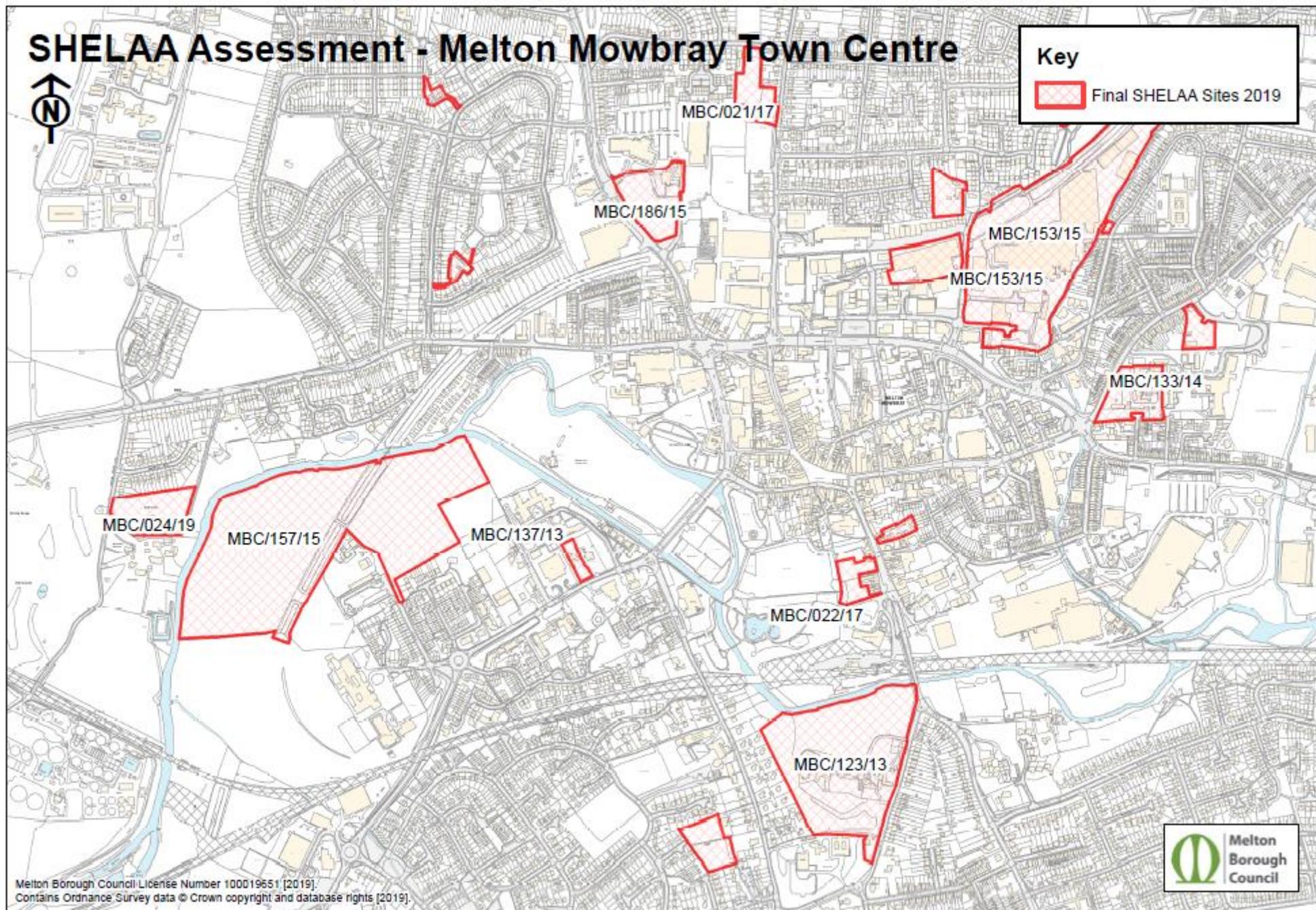


SHELAA Assessment - Melton Mowbray Town Centre



Key

 Final SHELAA Sites 2019

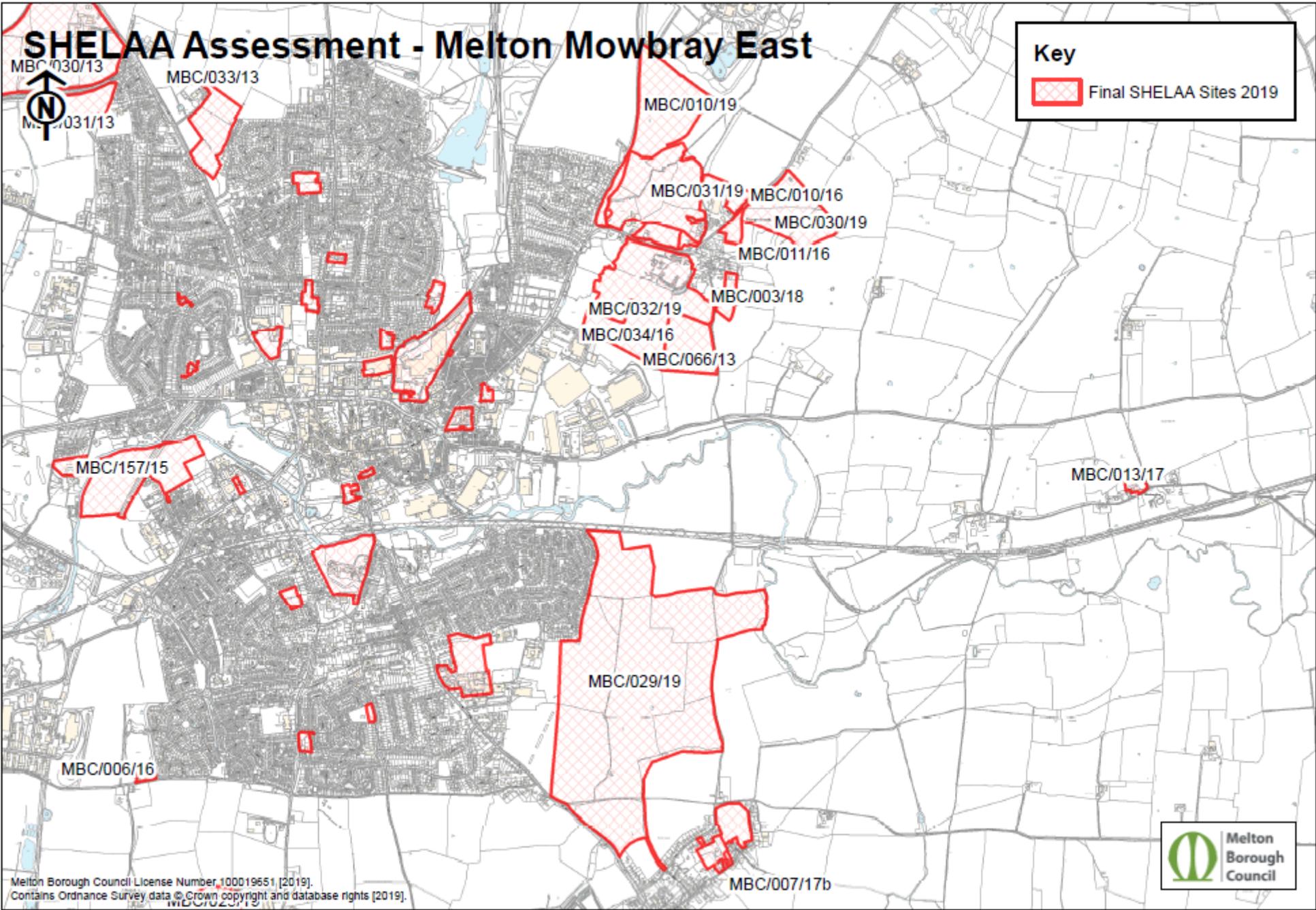


Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].



SHELAA Assessment - Melton Mowbray East

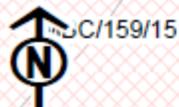
Key
 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

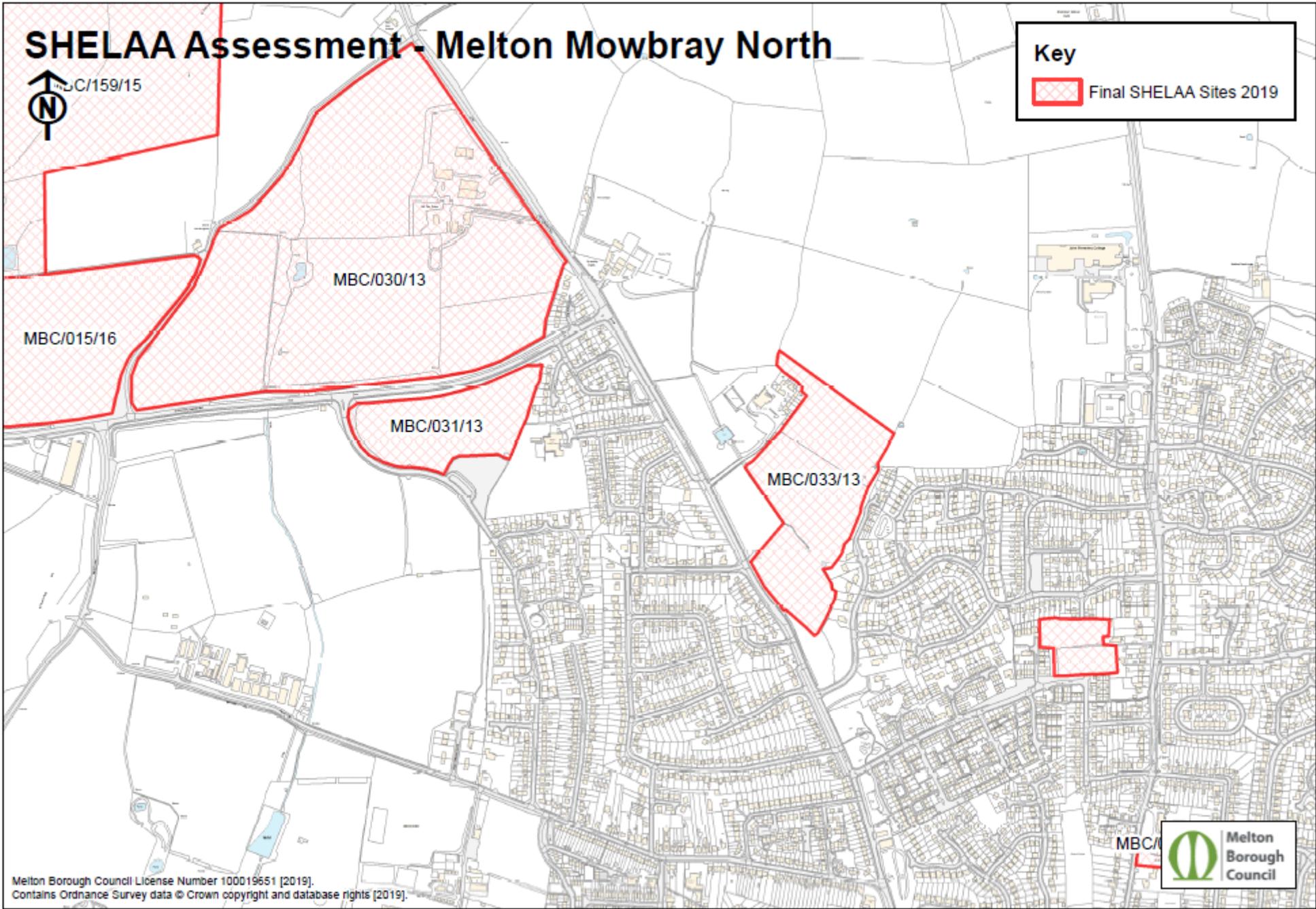


SHELAA Assessment - Melton Mowbray North



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

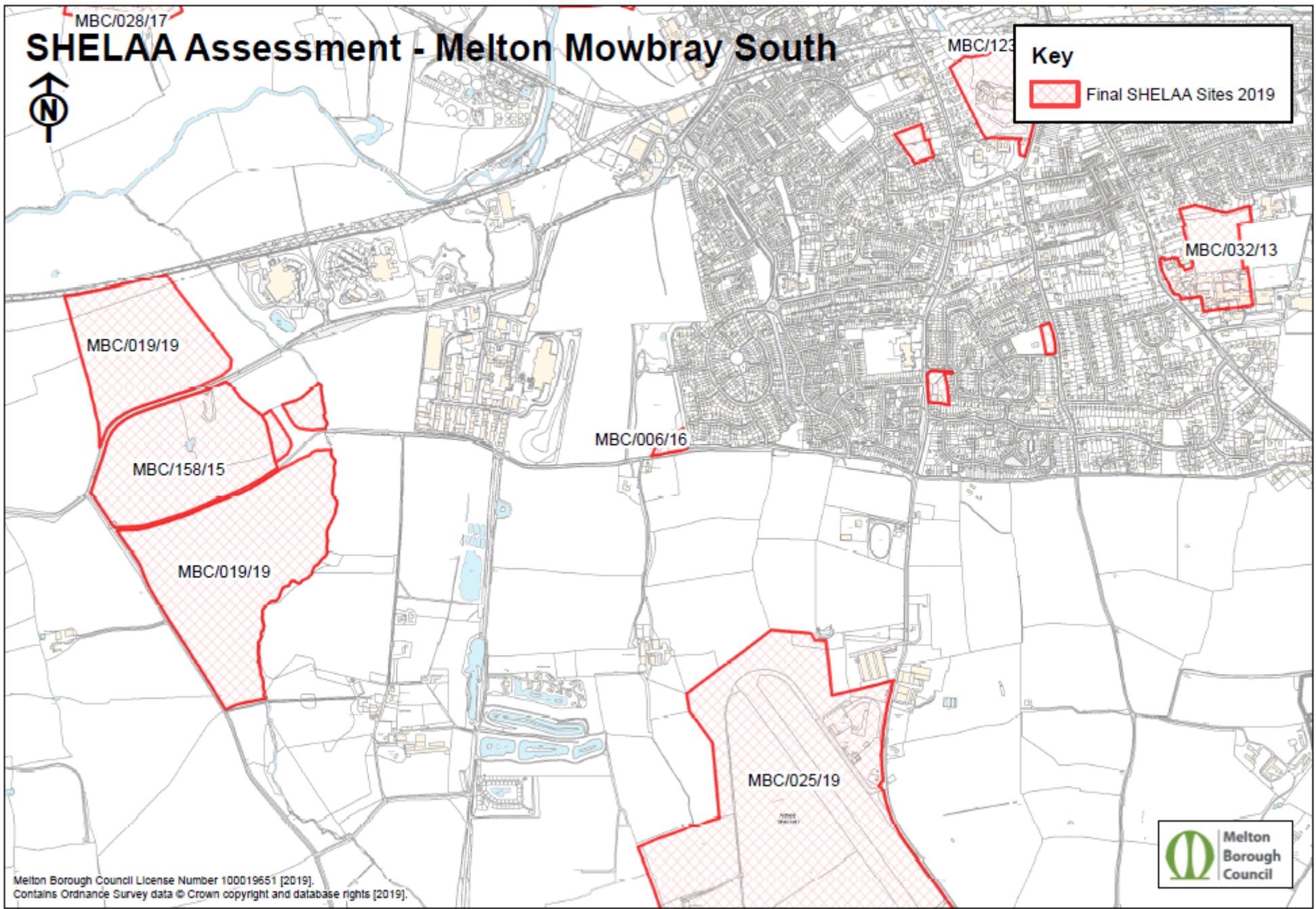


SHELAA Assessment - Melton Mowbray South



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

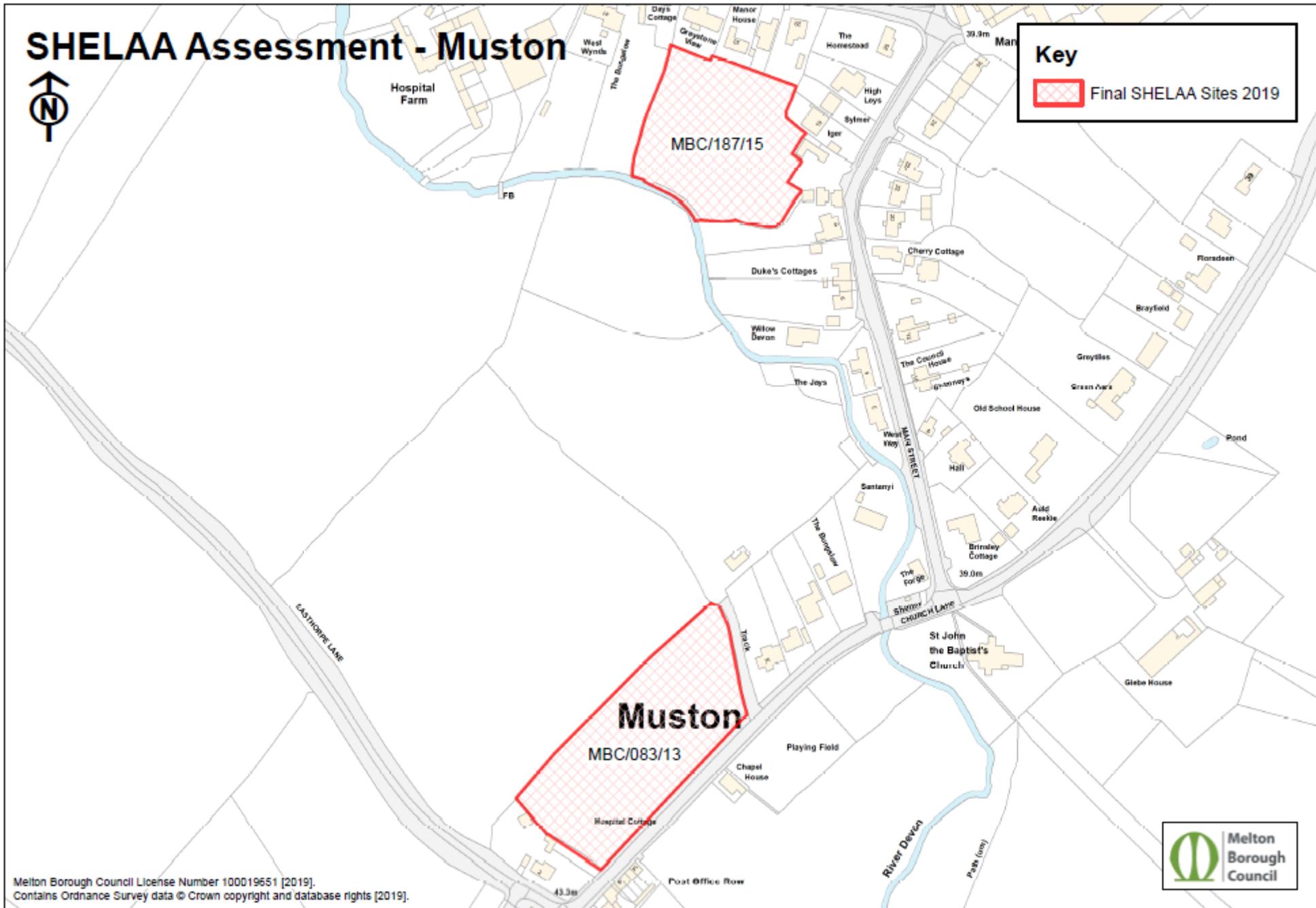


SHELAA Assessment - Muston



Key

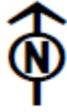
 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

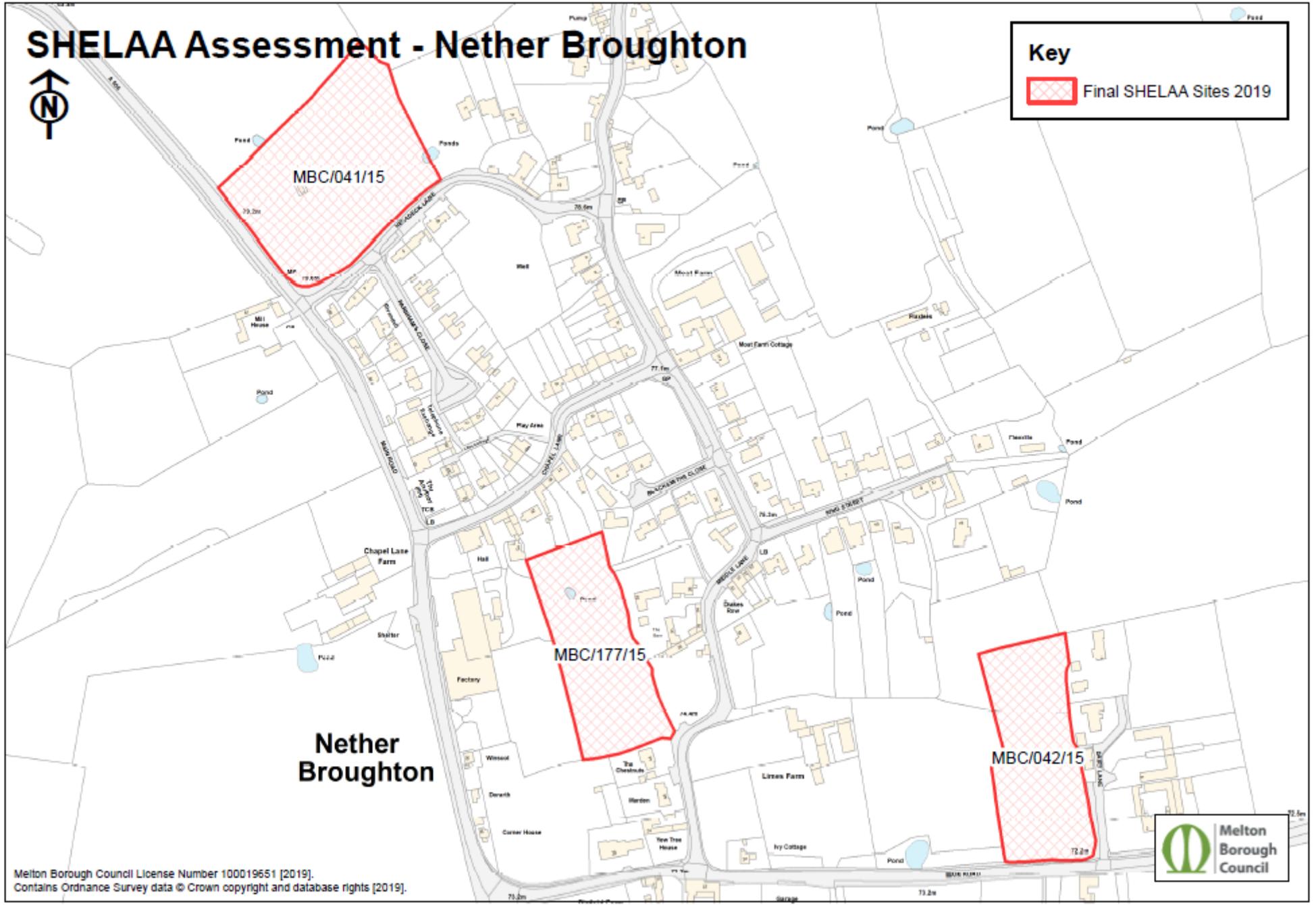


SHELAA Assessment - Nether Broughton



Key

 Final SHELAA Sites 2019



**Nether
Broughton**

Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

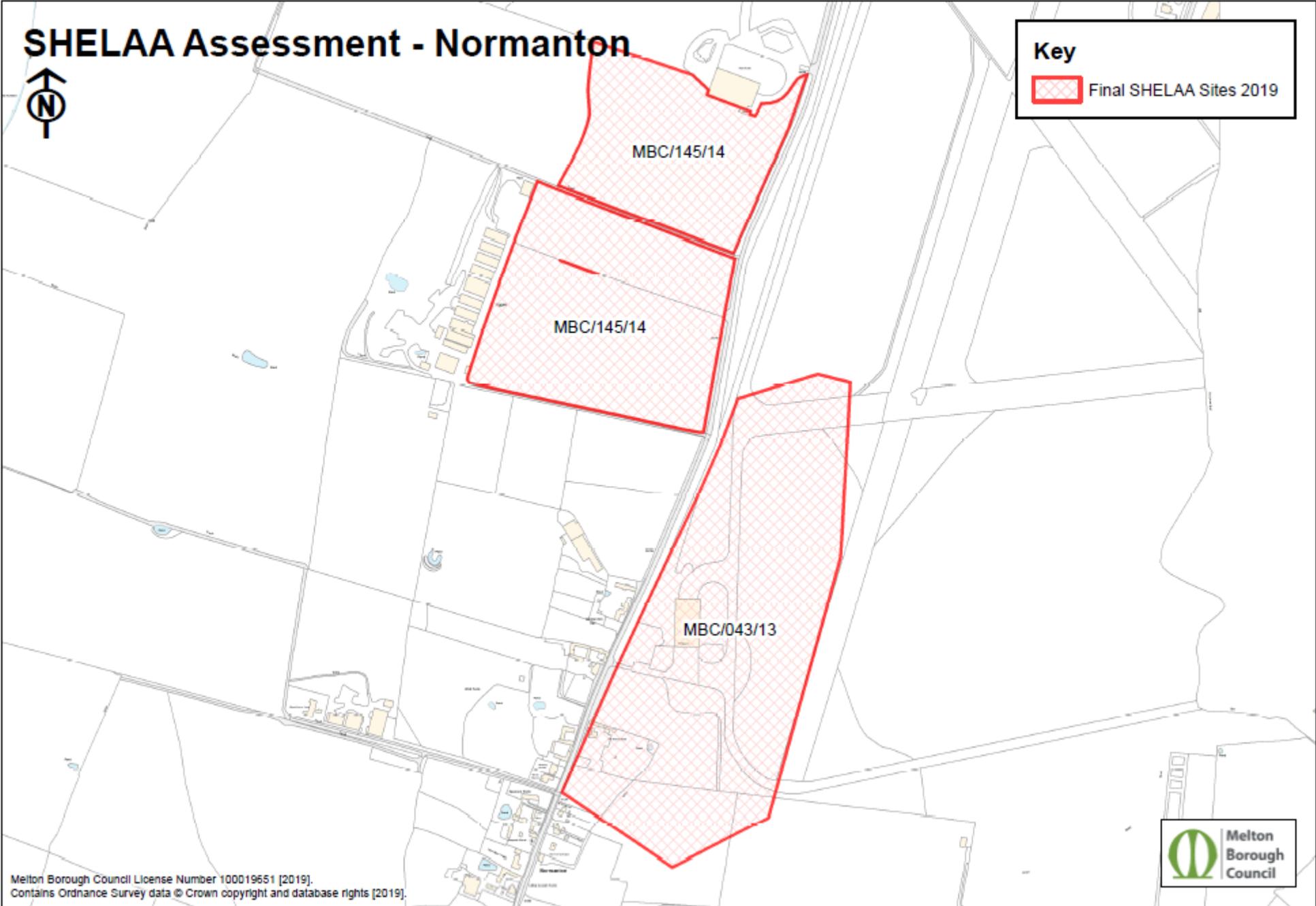


SHELAA Assessment - Normanton



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

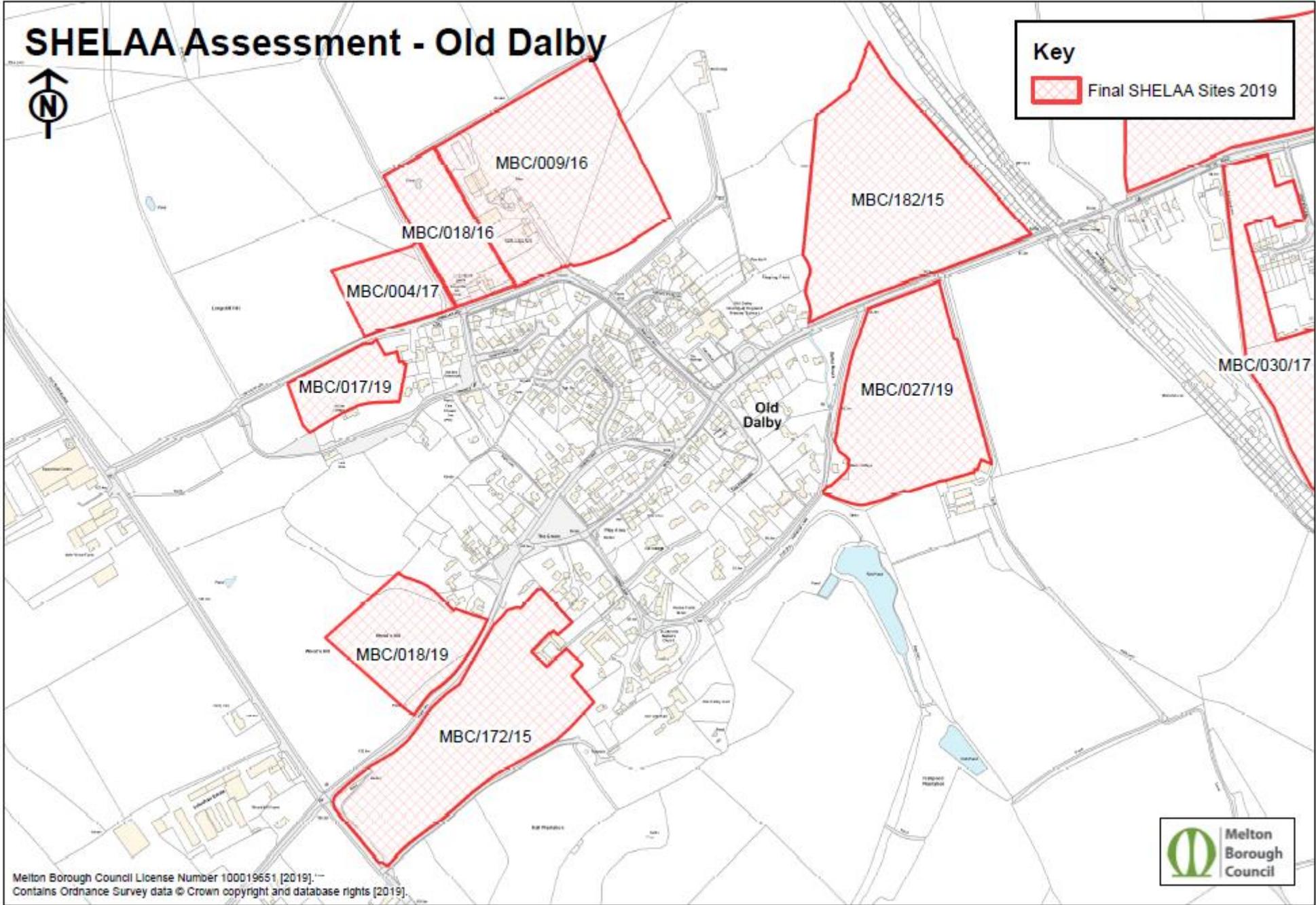


SHELAA Assessment - Old Dalby



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

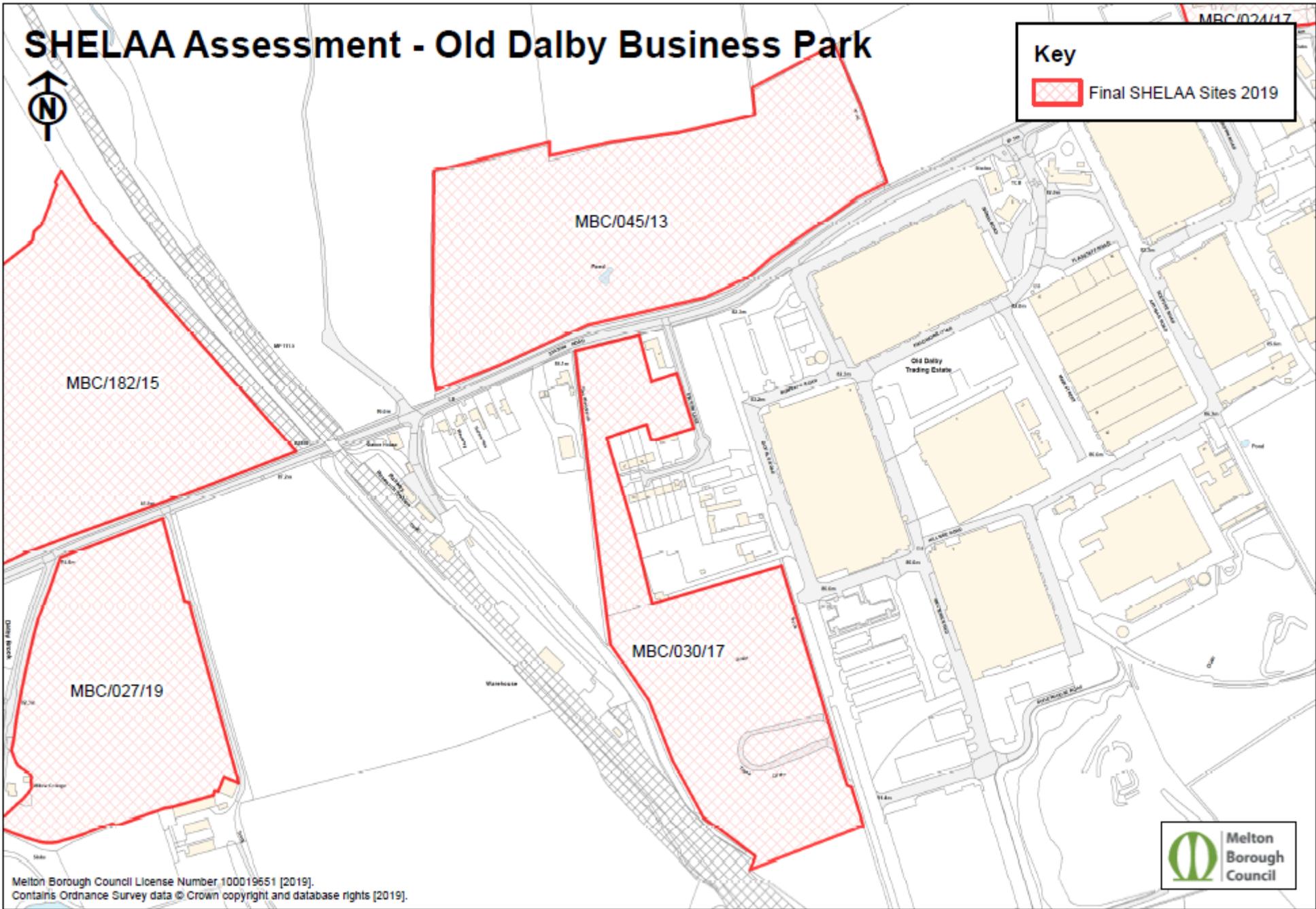


SHELAA Assessment - Old Dalby Business Park



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019551 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

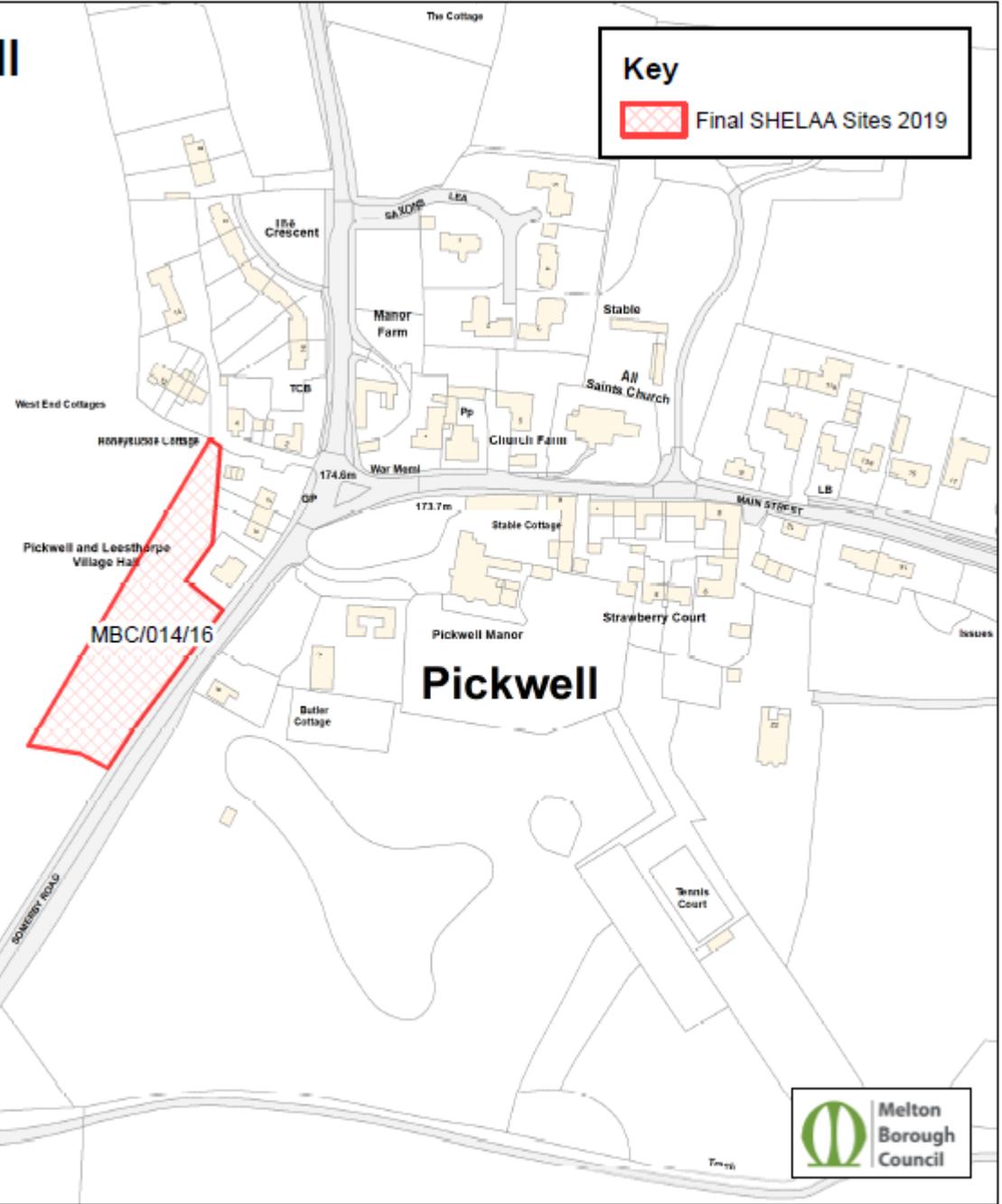


SHELAA Assessment - Pickwell



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

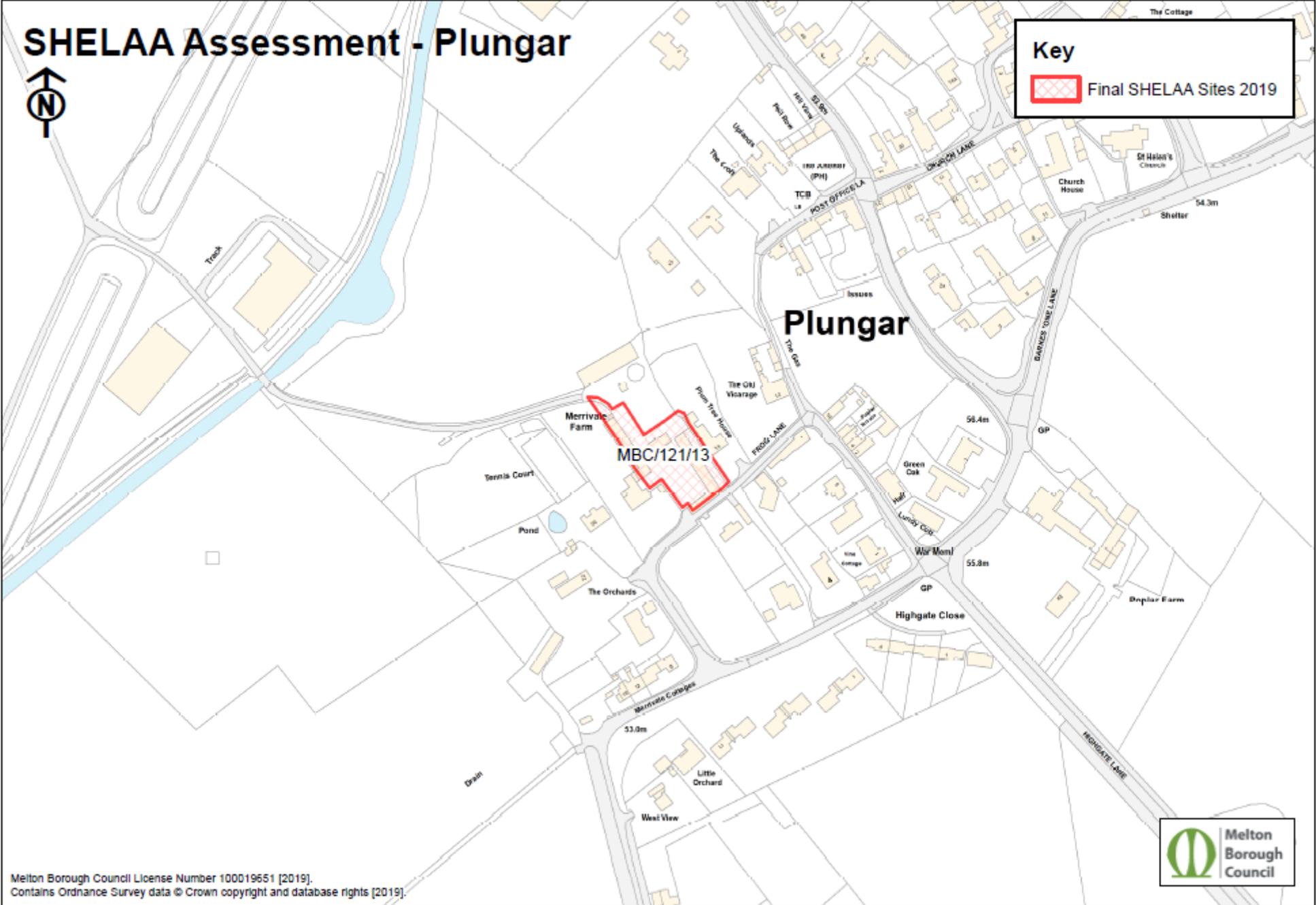


SHELAA Assessment - Plungar



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].



SHELAA Assessment - Queensway



Key

 Final SHELAA Sites 2019

MBC/176/15

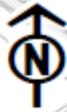
MBC/024/17

Queensway
Old Dalby



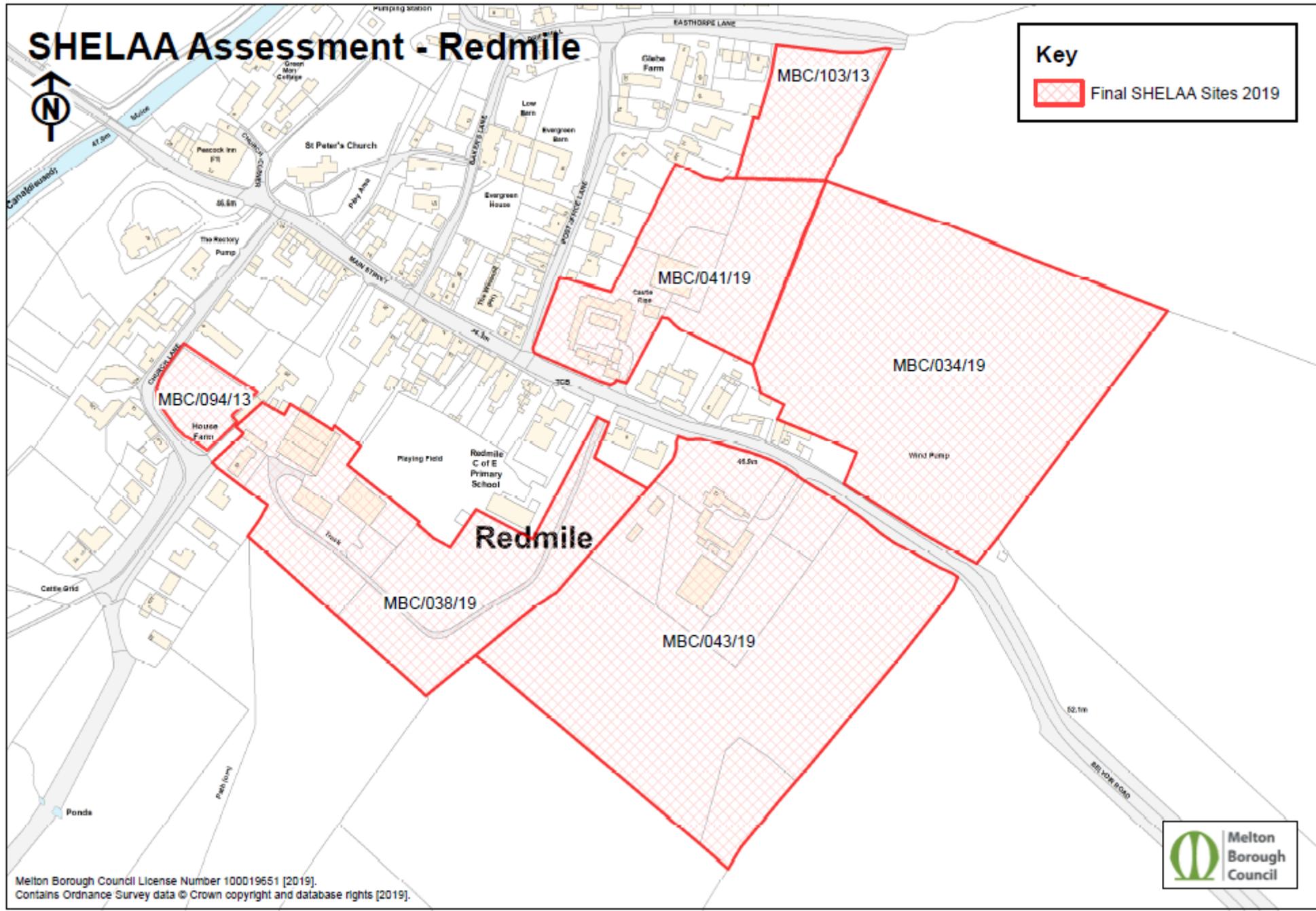
Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

SHELAA Assessment - Redmile



Key

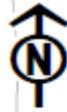
 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

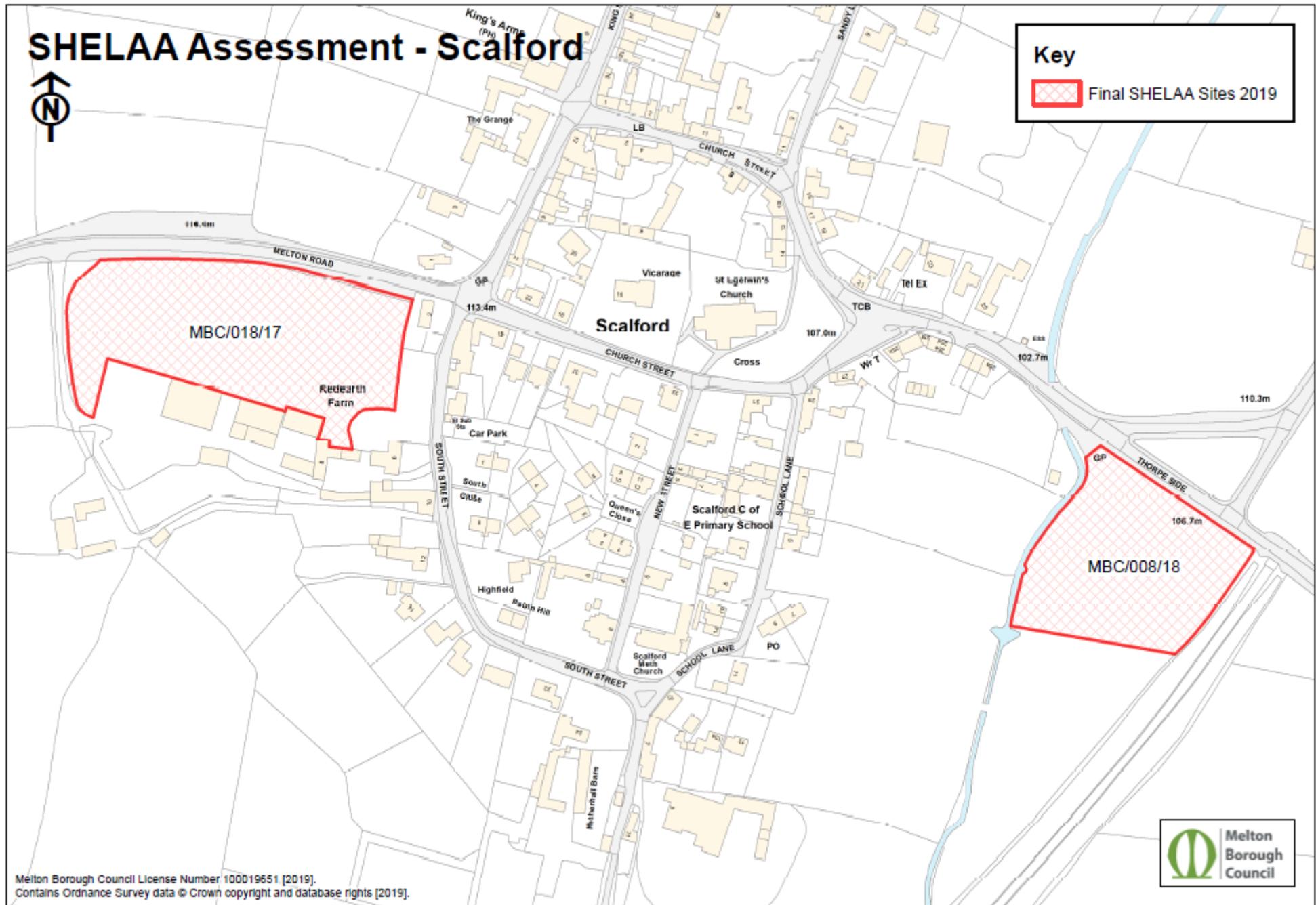


SHELAA Assessment - Scalford



Key

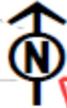
 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

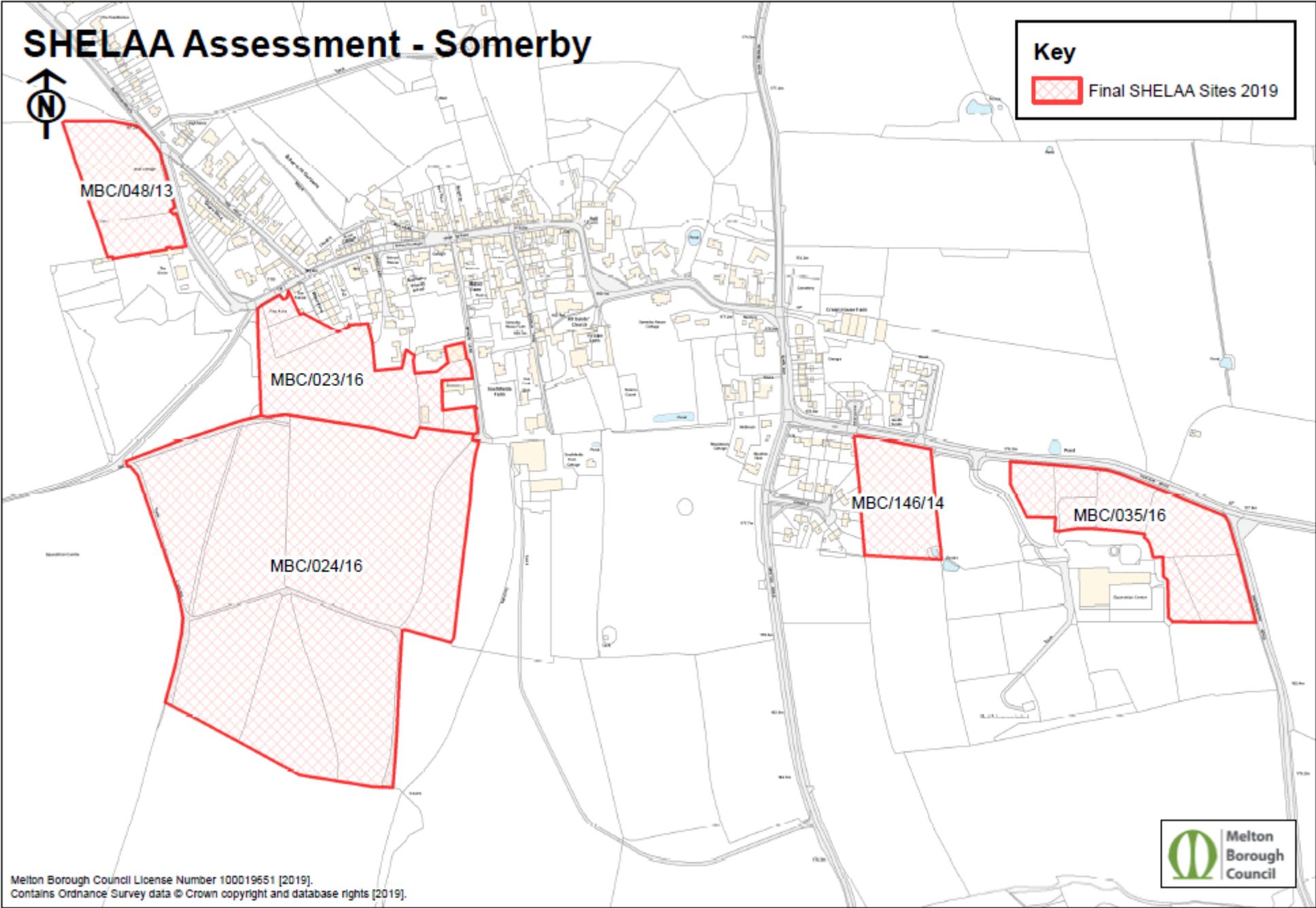


SHELAA Assessment - Somerby



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

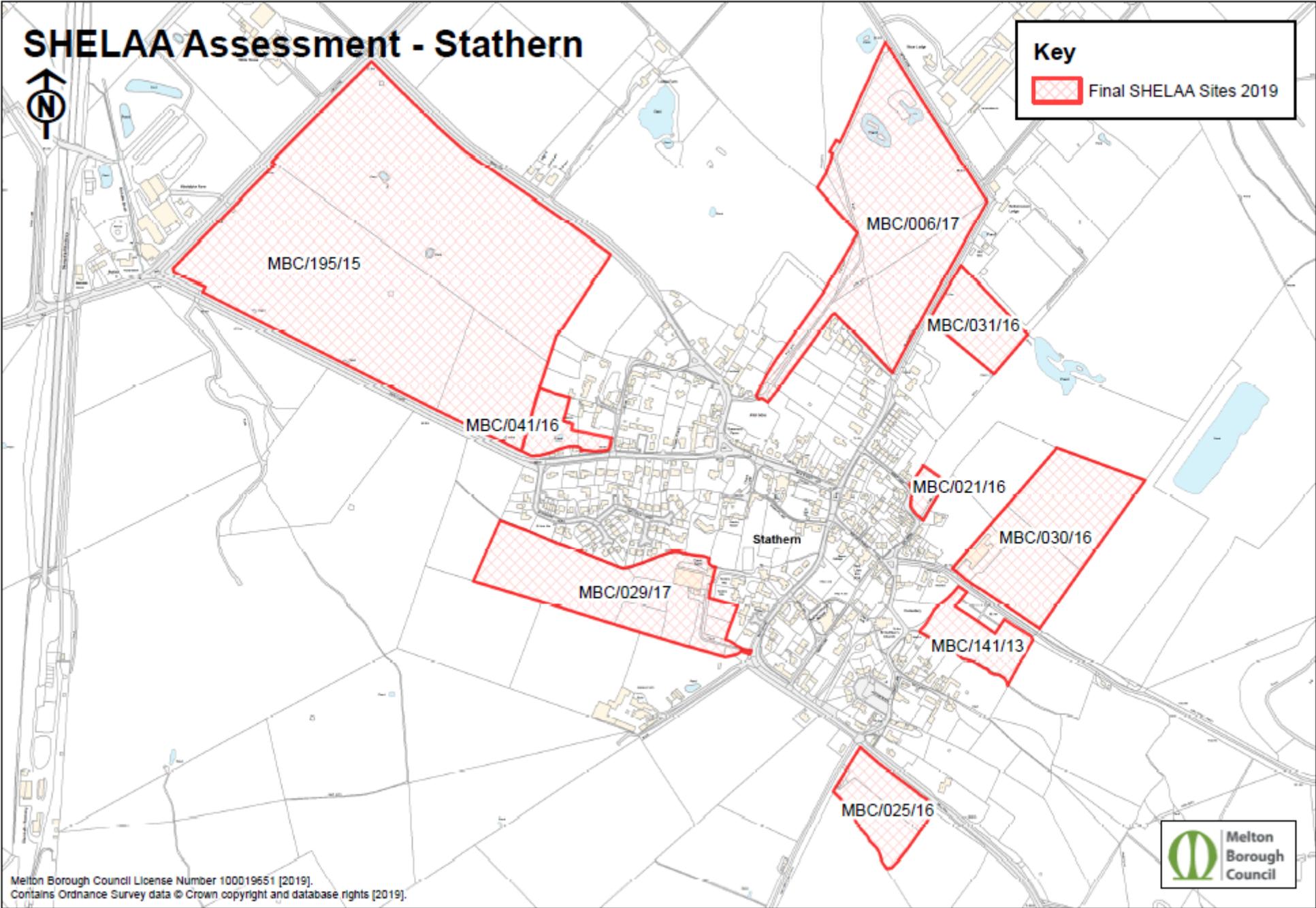


SHELAA Assessment - Stathern



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

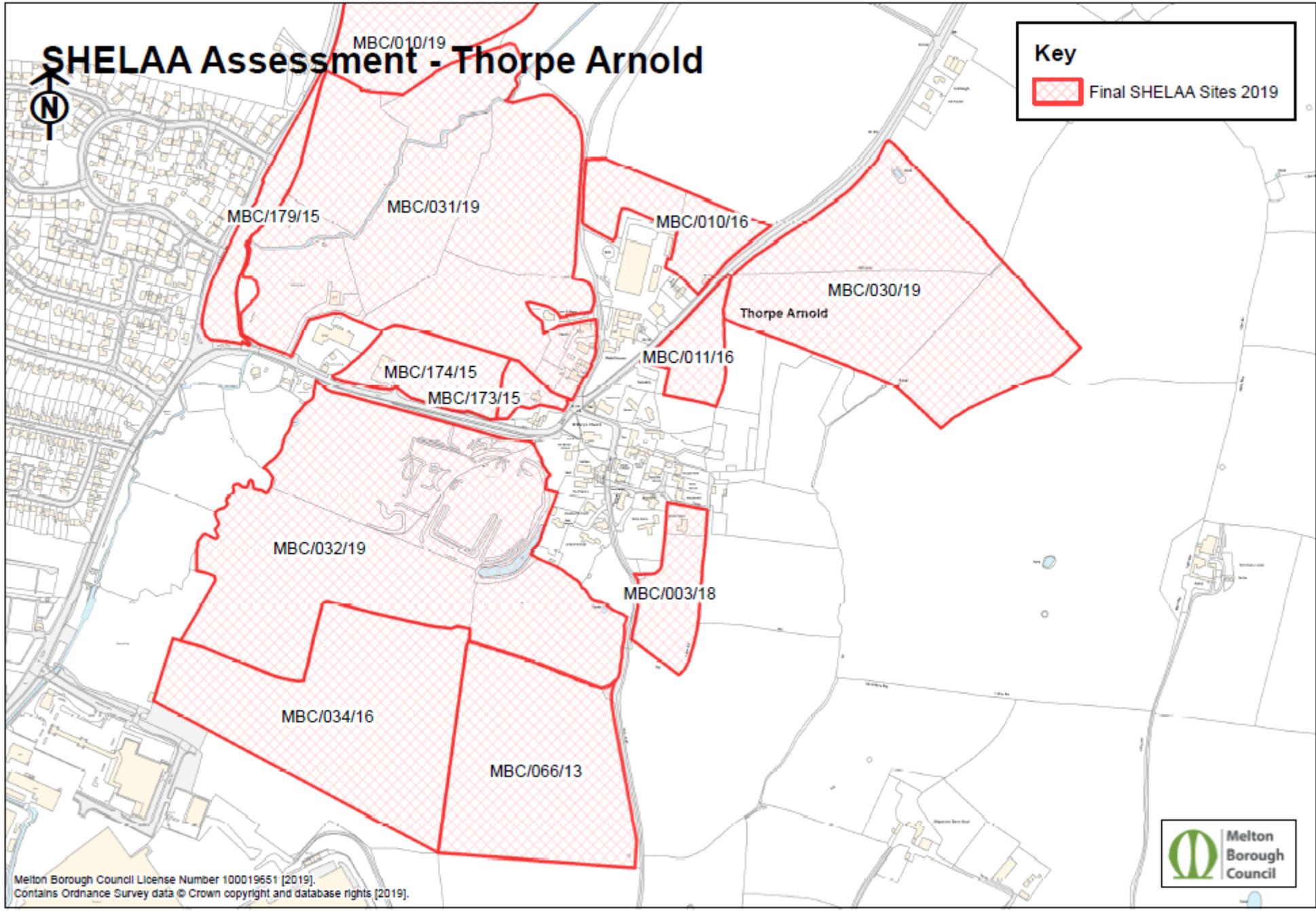


SHELAA Assessment - Thorpe Arnold



Key

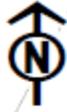
 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

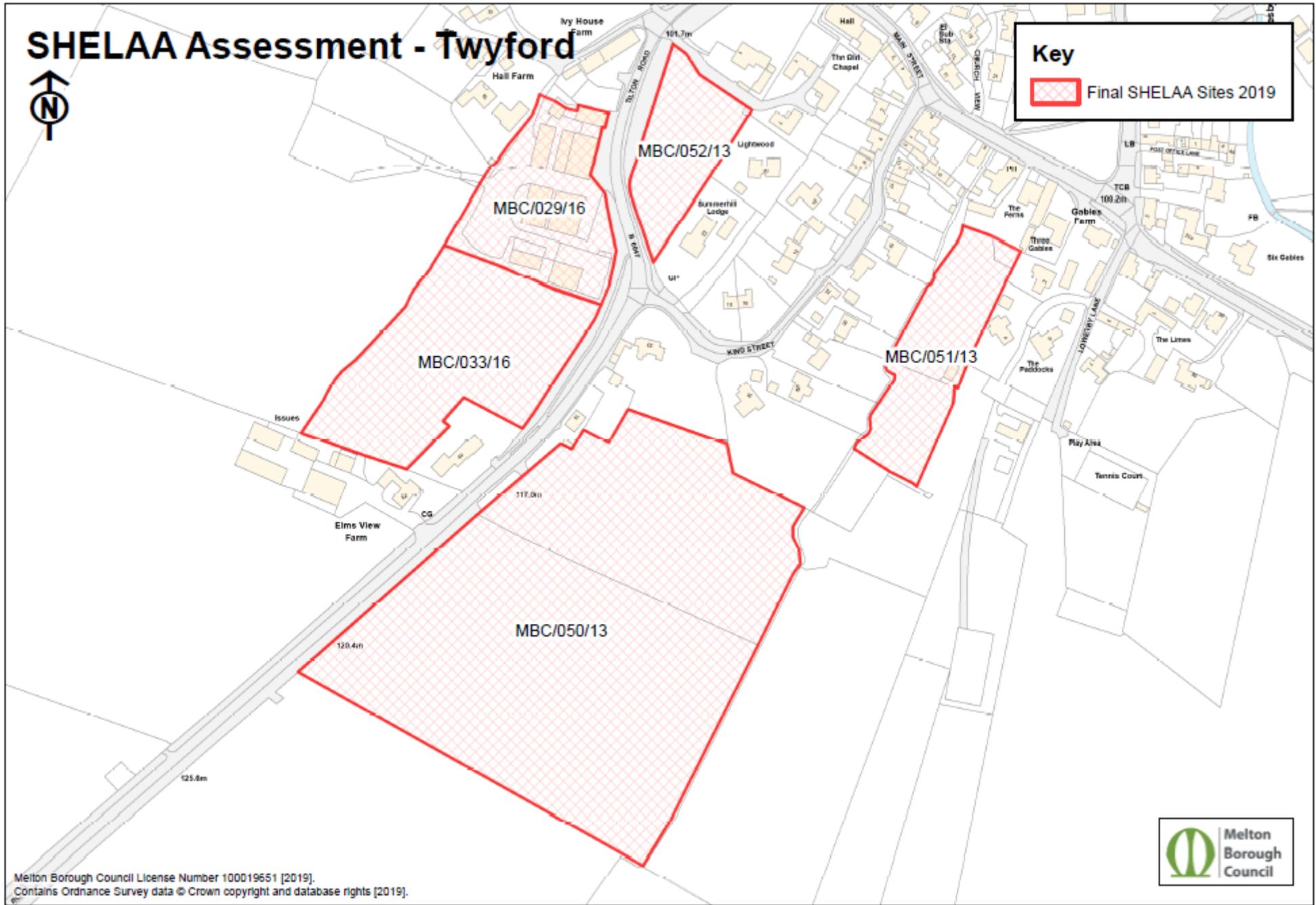


SHELAA Assessment - Twyford



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

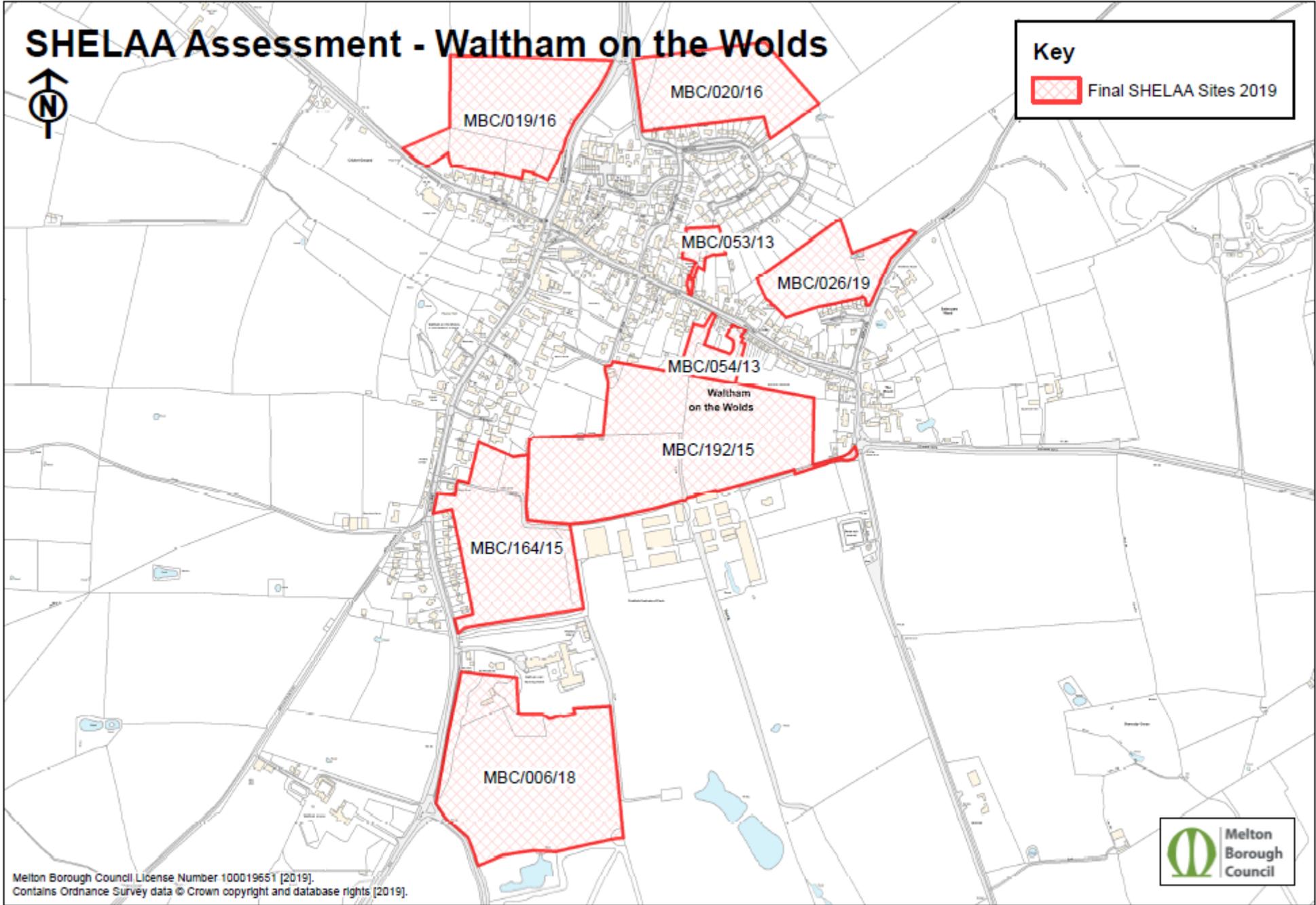


SHELAA Assessment - Waltham on the Wolds



Key

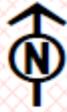
 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

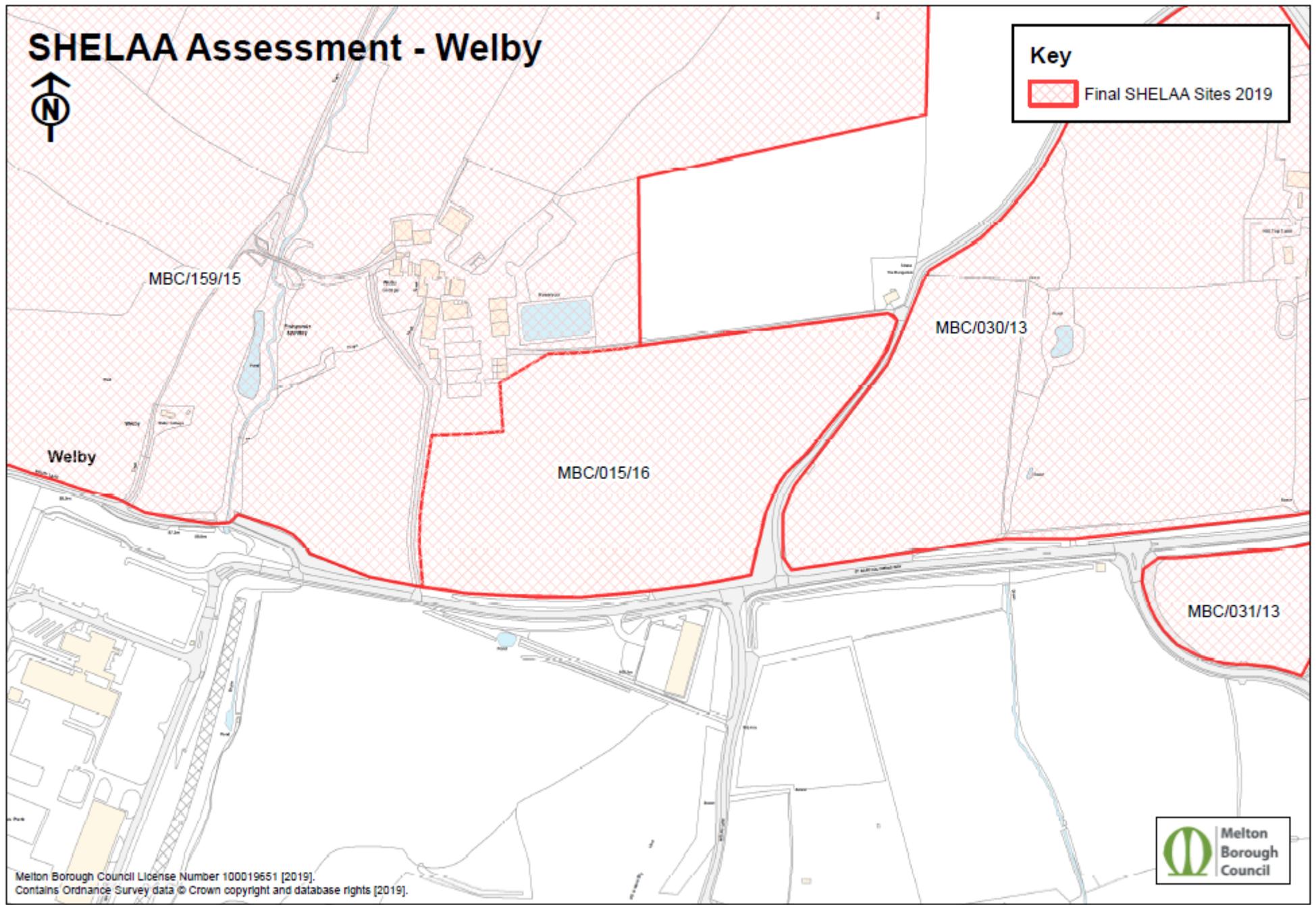


SHELAA Assessment - Welby



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

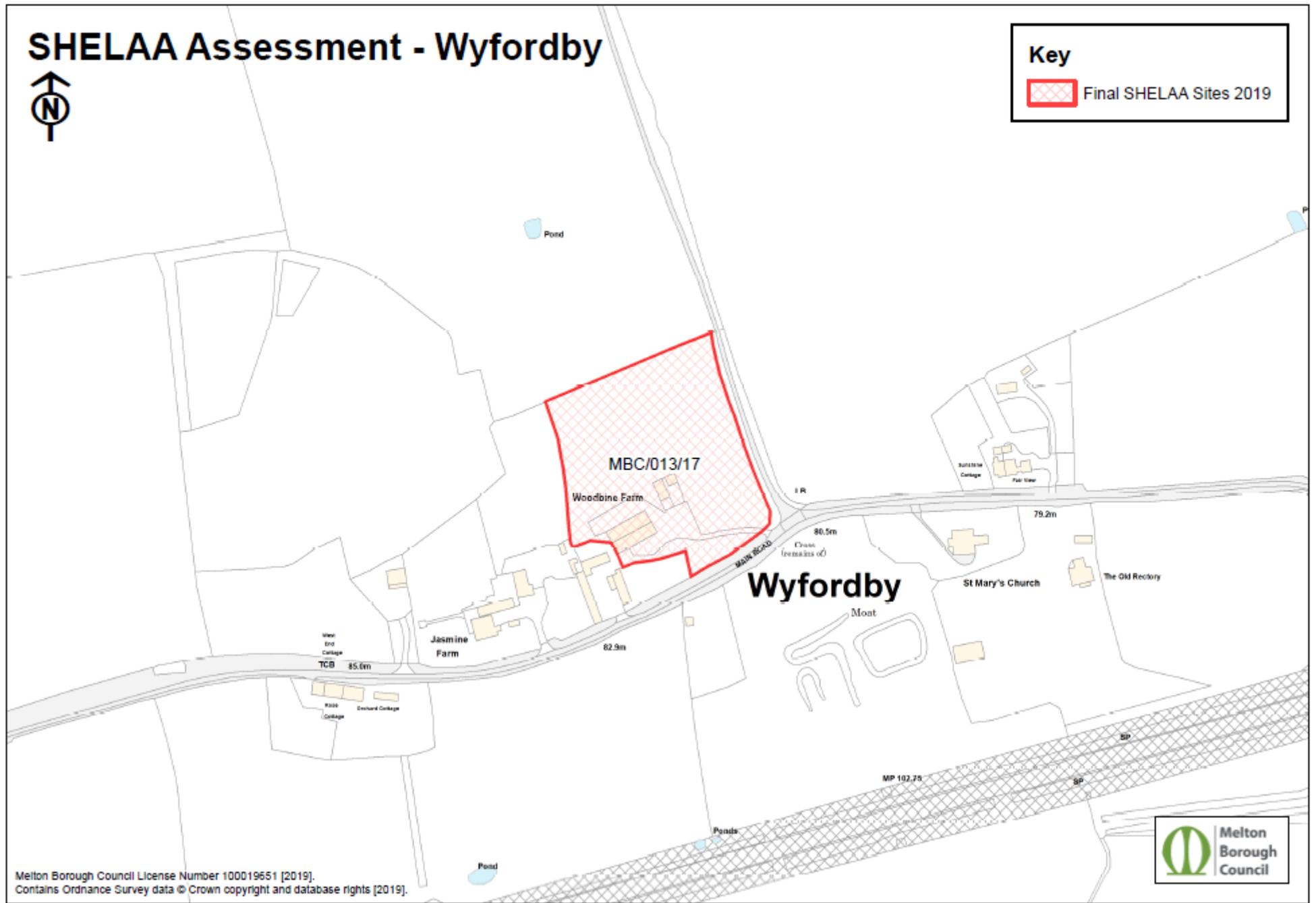


SHELAA Assessment - Wyfordby



Key

 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

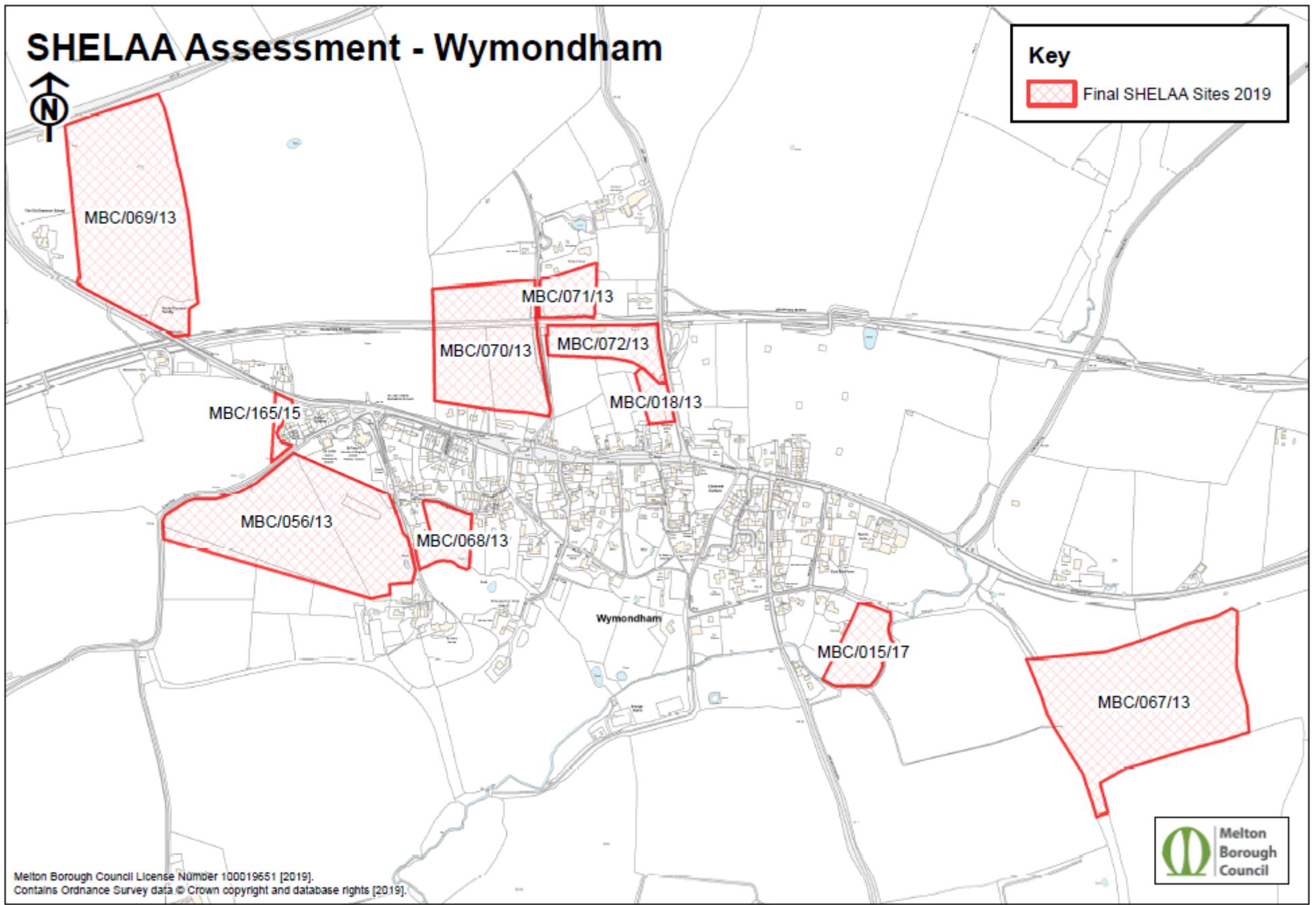


SHELAA Assessment - Wymondham



Key

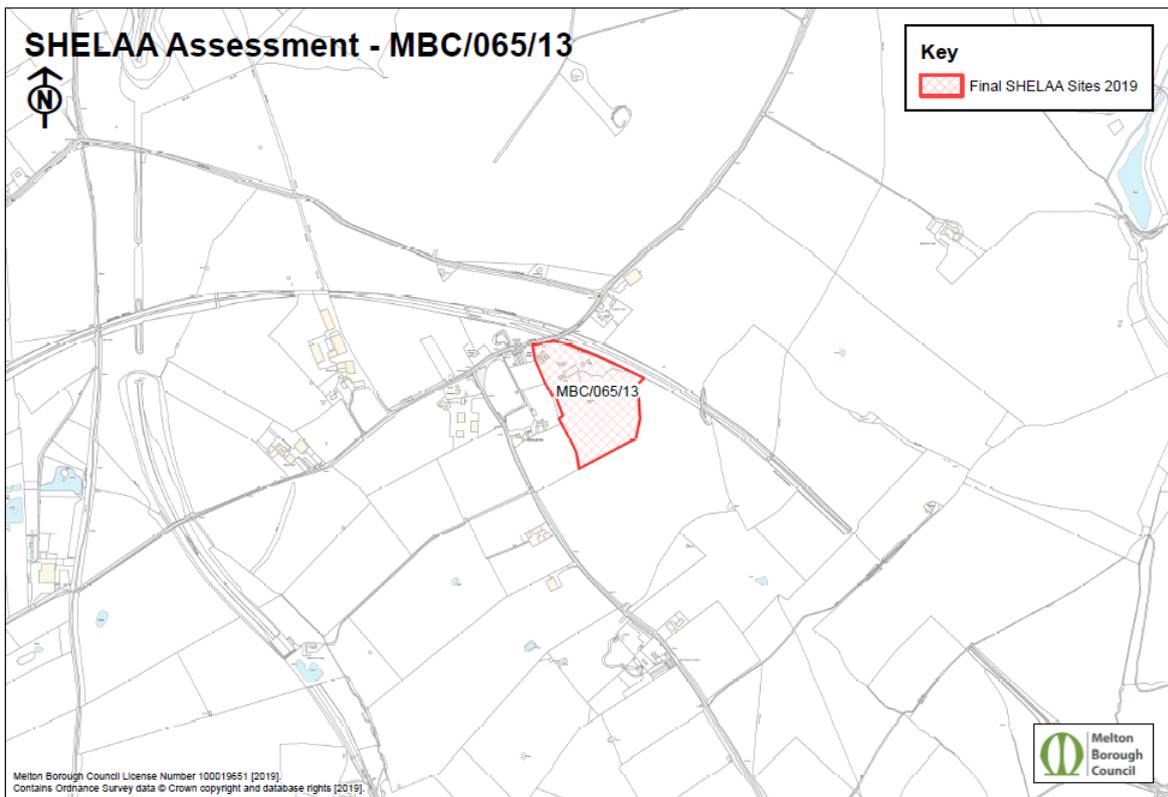
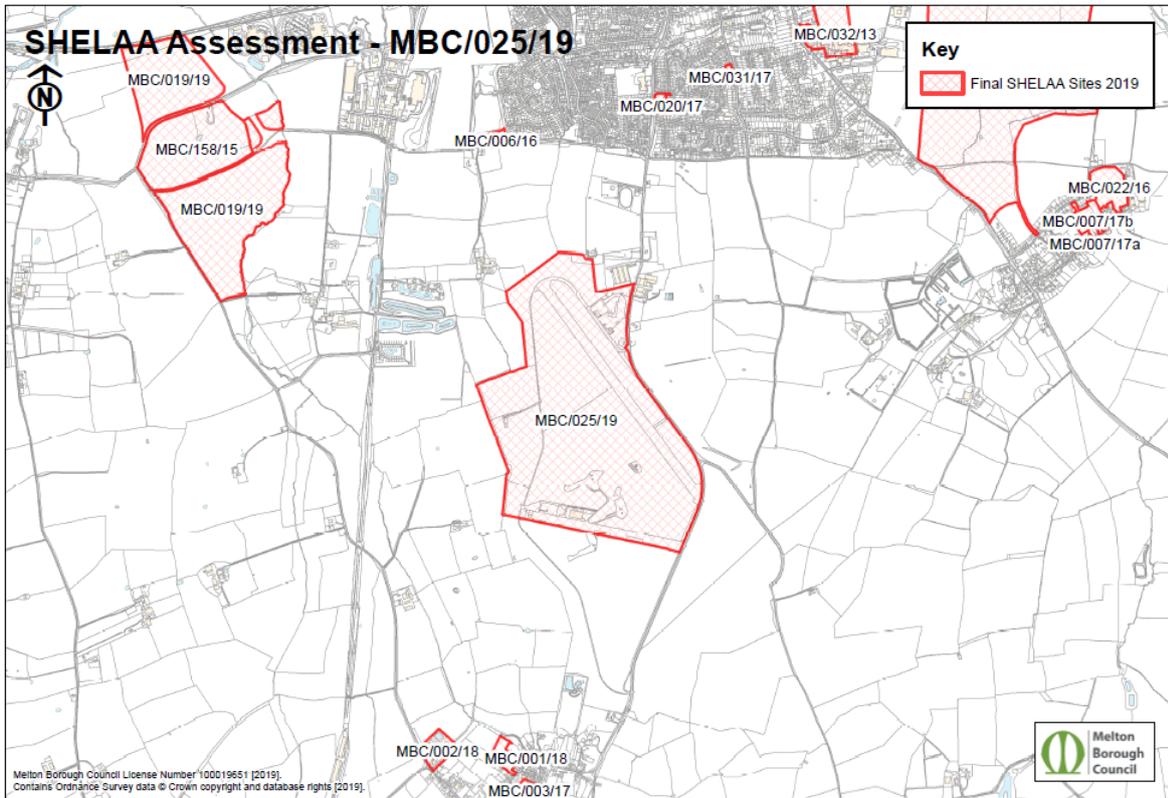
 Final SHELAA Sites 2019

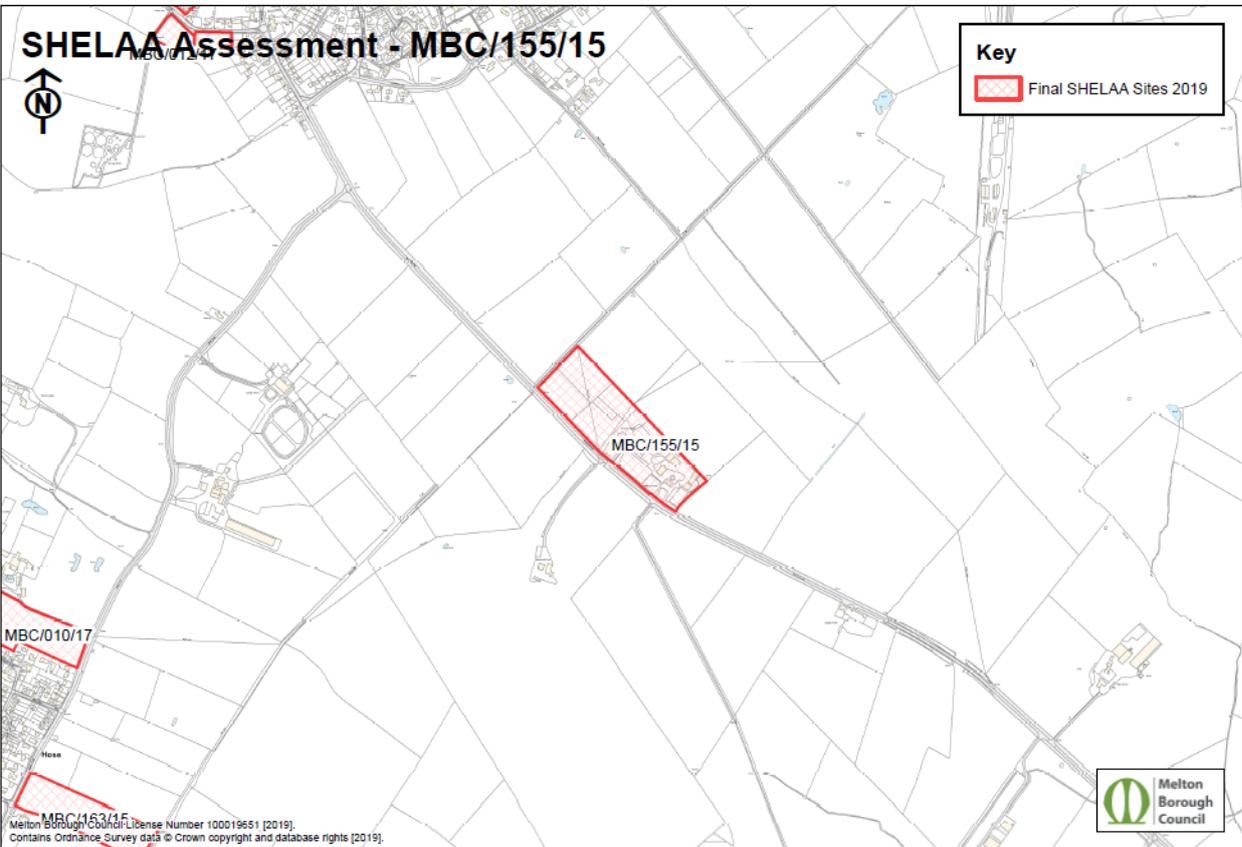
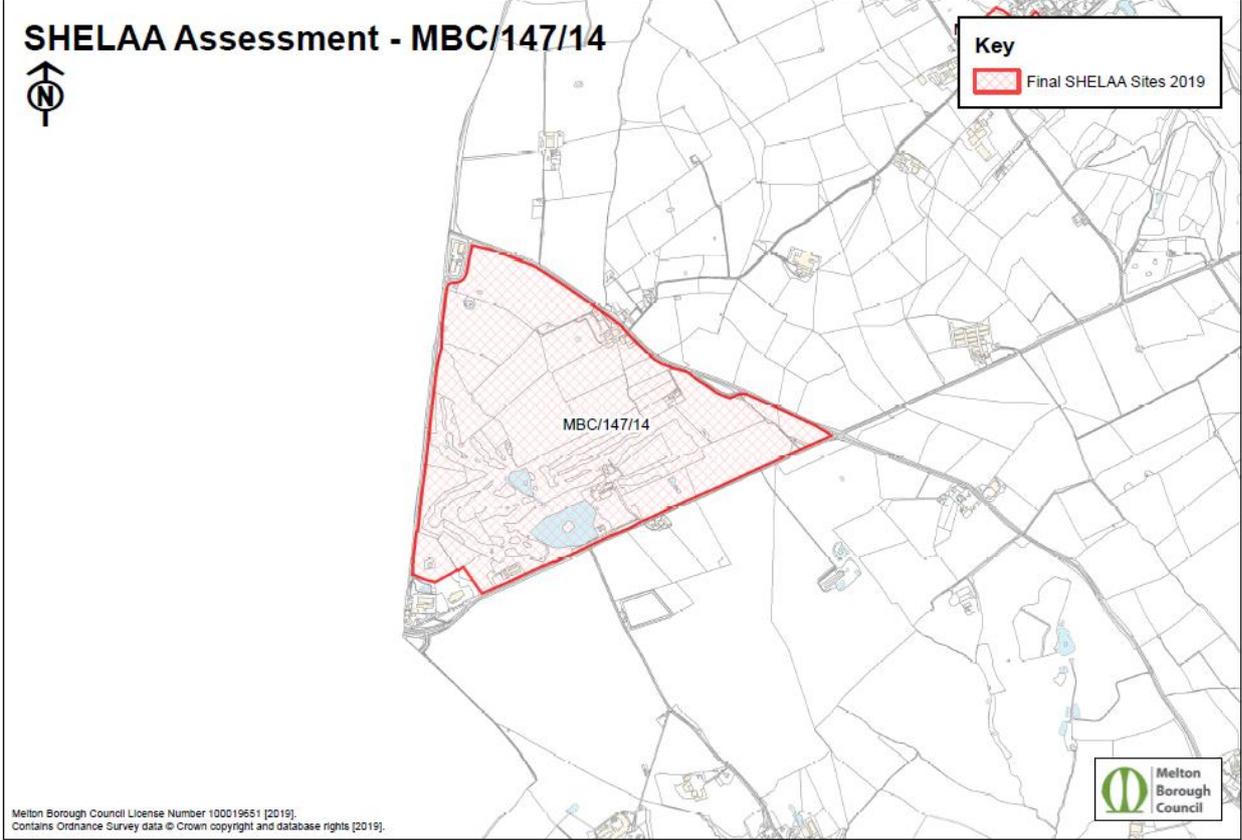


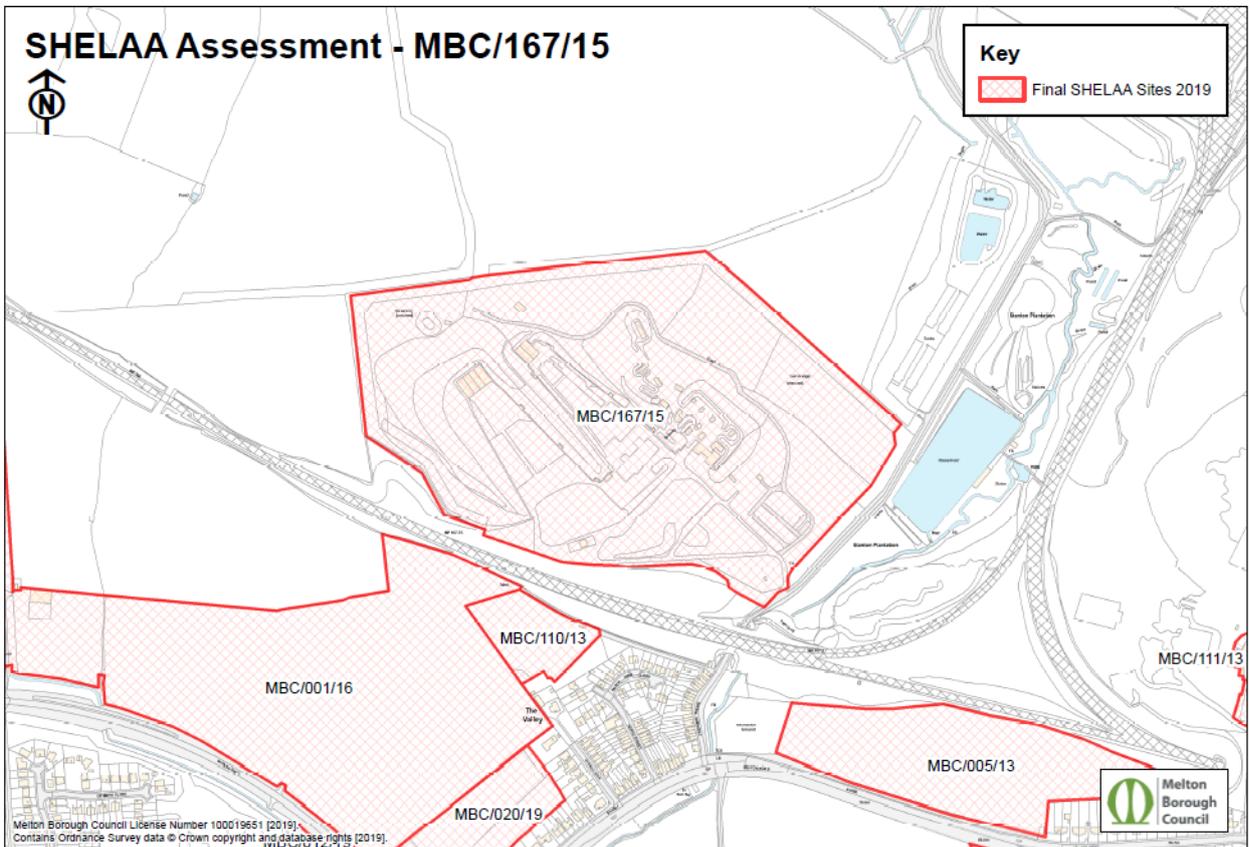
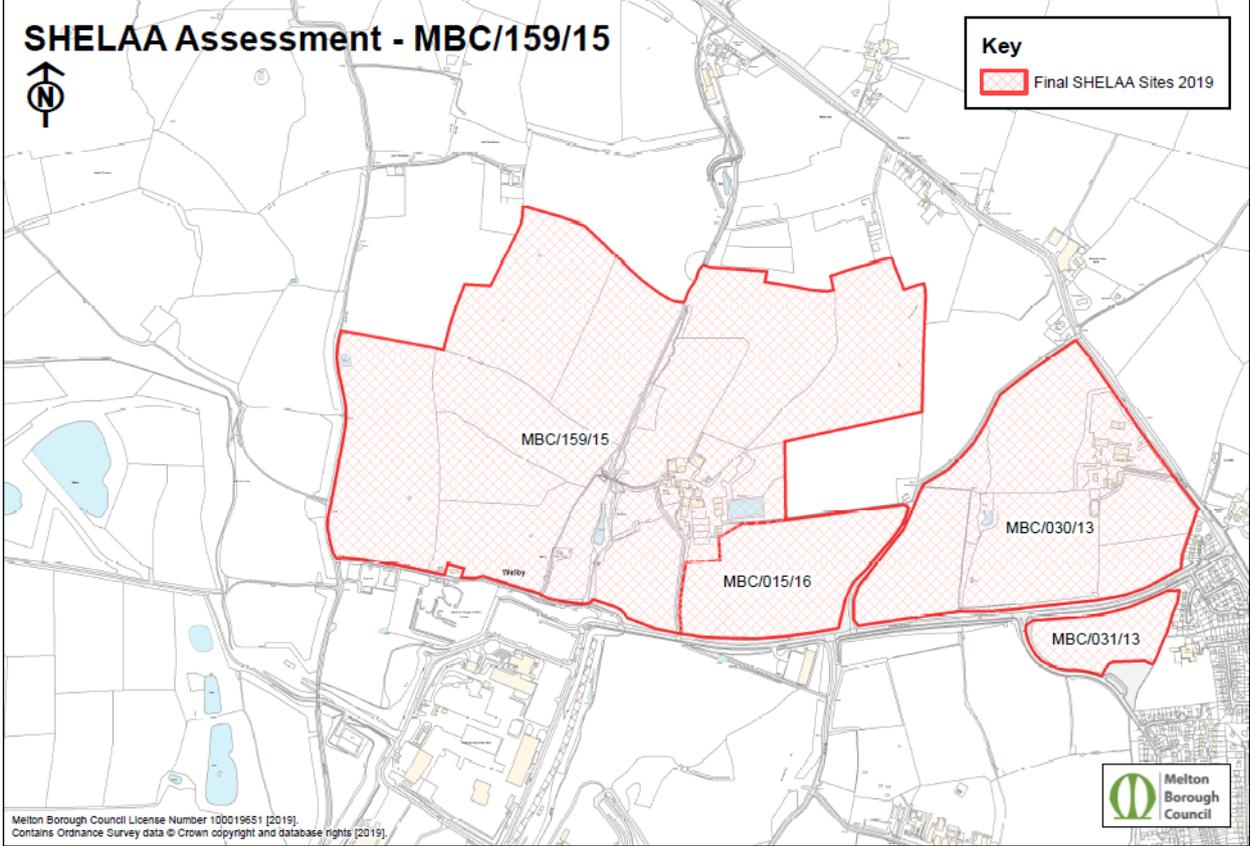
Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].



Sites not associated to a settlement



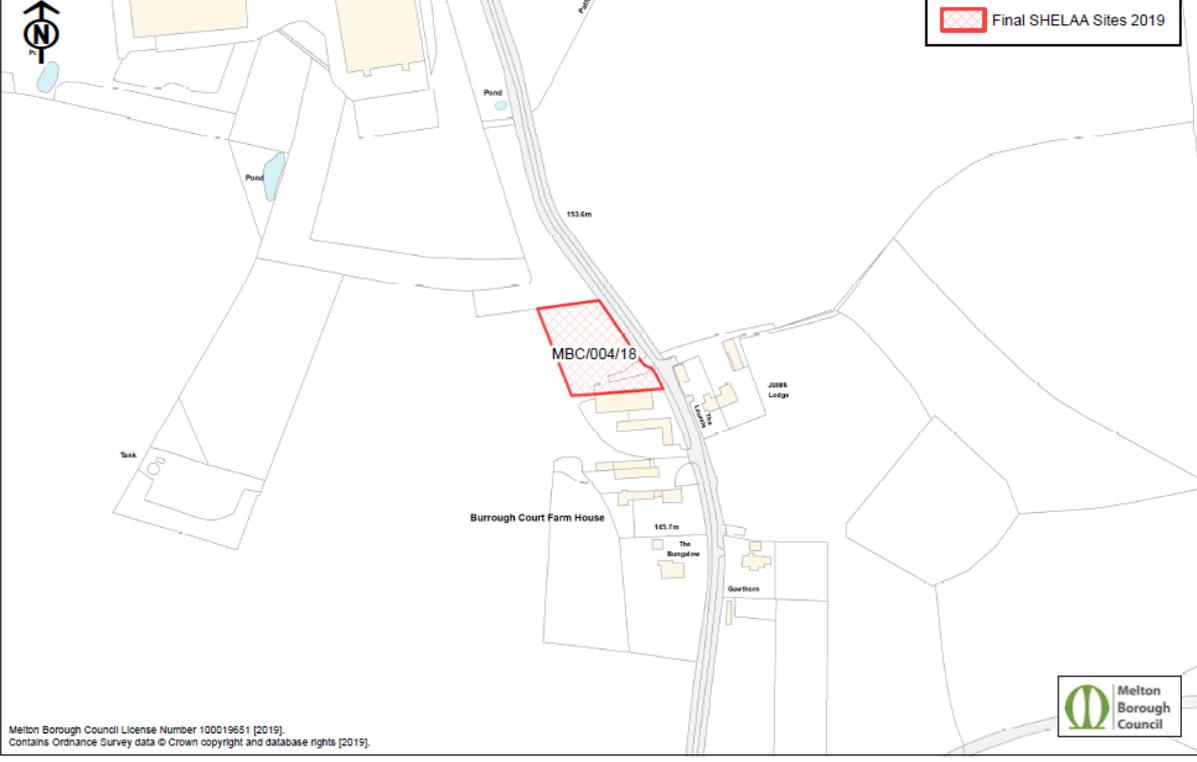




SHELAA Assessment - MBC/004/18



Key
 Final SHELAA Sites 2019



Melton Borough Council License Number 100019651 [2019].
Contains Ordnance Survey data © Crown copyright and database rights [2019].

