

Melton Borough Council

Local Plan

Small scale site options

paper

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Introduction

Background

The Melton Borough Local Plan seeks to provide a blueprint for how the Borough will grow and change over the next 20 years (up to 2036). The context for the plan is set out in its vision and strategic priorities. In broad terms, the plan seeks to balance the need for new development with protecting the best of the built, historic and natural environment.

In seeking to provide the most sustainable solution to delivering the required amount of new development, the Council has gathered a wide range of evidence which considers the constraints and opportunities to growth within the Borough and the quantity and type of development that is required.

This document brings together evidence of outstanding need and identifies the sites that could help to meet these.

Purpose of this paper

The main purpose of this paper is to set out how the Council has identified preferred sites for new housing when considered against all reasonable alternative options. The paper sets out the demand and supply position for housing as at April 2015 and the amount of new housing needed to meet outstanding needs.

The paper is divided into sections which consider the Demand and Supply and methodology for identifying sites:

- Section two sets out the overall requirements for housing based on evidence contained in the Leicester and Leicestershire Strategic Housing Market Area Assessment;
- Section three sets out the housing supply and progress on meeting the identified requirements between April 2011 (the 'base date' of the Melton Plan) and March 2015 (the latest available monitoring period) and identifies the residual requirements for housing development; and,
- Section four sets out, in greater detail, how sites have been assessed in order to identify suitable options for meeting outstanding housing needs. These sites will be considered through the Local Plan 'preferred options' and be subject to Sustainability Appraisal and Strategic Environmental Assessment.

The paper has been prepared in the context of the Council's emerging preferred strategy for the location of new development that seeks to focus the majority (65%) of new housing development in and around Melton Mowbray whilst allowing for continued growth in the rural areas. This approach seeks to exploit Melton Mowbray's sustainability merits, including its range of services & facilities,

employment opportunities and choice of transport choice. There are more than 70 villages within the rural areas of the Borough of Melton. Growth in these rural villages will be commensurate with their role in the hierarchy of settlements (including the level of services and facilities available and ability to access employment and a choice of transport modes).

The Council's preferred strategy is to deliver a large proportion of new housing growth through large scale 'Sustainable Urban Extensions' at the edge of the main urban area. An assessment of options for Large Scale mixed-use sites, including Sustainable Urban Extensions and new settlements is the subject of a separate paper.

Both the 'Large Scale Development Options' and 'Small scale site options' papers set out a systematic methodology for assessing the merits of individual sites. The methodology is capable of being applied to additional sites that may emerge through subsequent stages of the Local Plan. However, it is important to note that all sites that are identified as reasonable options will be subject to a more formal assessment of Sustainability Appraisal and Strategic Environmental Assessment.

This document will focus on housing options. The Council is mindful that there are other development requirements that need to be identified and met as part of the preparation of the Local Plan¹. At this stage, insufficient options for these forms of development have been identified to allow more detailed analysis, consideration of Gypsy and traveller, Employment and Retail options will be the subject of a separate paper.

Section 1: Housing requirements

Overall Housing requirements

The overall requirement for new housing in the Borough of Melton is based on an Objective Assessment of Need contained in the 'Leicester and Leicestershire Strategic Housing Market Area Assessment (2014) (SHMA)'.

The SHMA seeks to identify the 'Objectively Assessed Need' for housing at both District and Housing Market Area (Leicester and Leicestershire) scale. It indicates that some 6,125 houses are required in the Borough of Melton between 2011 and 2036 (245 houses per year).

A Memorandum of Understanding (MoU) has been signed by all Leicester and Leicestershire Authorities which, amongst other things, indicates that housing needs

¹ Other forms of infrastructure and development are likely to be required and identified in the Local Plan such as: education, community facilities, play and open space, leisure uses and transport infrastructure. These forms of development are mainly provided in response to requirements arising from the scale and location of new housing development. These are not specifically covered in this paper, which is principally concerned with setting out the rationale behind the choice of the preferred scale and location of new housing growth.

are capable of being met up to 2031 at District and HMA level. Further work is required to consider the how the needs of the Housing Market Area (including any unmet need) will be met up to 2036.

Housing requirements by Strategic Locations

In addition to the overall requirements for the Borough of Melton, there are more specific requirements to reflect the Council's preferred strategy of locating new development in and adjacent to Melton Mowbray and to a lesser extent the 'Primary' and 'Secondary' Service Centres. The settlements and their place in the hierarchy is set out in Appendix B.

The disaggregated requirements are set out in the table 1 below:

Table 1: Housing requirements by strategic location

Location	Requirements
Melton Mowbray	3,981 (65%)
Primary Rural Service Centres	919 (15%)
Secondary Rural Service Centres	306 (5%)
Rural Supporter Centres	613 (10%)
Other Rural Settlement	306 (5%)

Existing Housing Supply and Outstanding Requirements

Housing completions are monitored annually in order to assess progress against the emerging Local Plan. Completions are monitored through building control / NHBC completion returns and on-site checking.

The Preferred Options Draft Local Plan takes account of development delivered, or with permission, between April 1st 2011 and March 31st 2015.

Table 2 below sets out the overall supply of houses (including completions and commitments) from 1st April 2011 in the context of overall requirements set out in the Strategic Housing Market Area Assessment. This indicates that, at 31st March, 2015:

Area	Req'ts	Completions	Commitments	Outstanding requirements
Melton Mowbray	3,981	128	622	3,231

Primary Service Centres	919	108 ²	83	728
Secondary Service Centres	306	39	22	245
Rural Supporter settlements	613	53	59	501
Other rural settlements	306	23	23	260
Total - Melton Borough	6,125	351	809	4,965

In addition to completions and commitments, the emerging Local Plan identifies two strategic sites for Sustainable Urban Extensions to the north and south of Melton Mowbray. The notional capacity of these sites during the plan period is some 3,200 houses.

Summary

At the time of drafting this document, there is an outstanding requirement for some 5,000 houses in the Borough of Melton up to 2036 with an outstanding housing requirement of 3,200 for Melton Mowbray, 730 in Primary Rural Centres, 245 in Secondary Rural Centres and 760 in the remaining Rural Supporters and other Rural Settlements.

Section 4, below, sets out the process by which the Local Planning Authority has sought to identify the reasonable housing options on sites, other than large Scale Development Sites, that could help to meet these residual requirements.

Section 4: Site selection process

In order to identify the options for potential housing allocations, Melton Borough Council carried out a systematic assessment of a wide range of sites. The majority of housing options were identified following a 'search for sites' as part of the Council's Strategic Housing Land Availability Assessment (SHLAA).

The SHLAA is a document prepared by the Council which seeks to identify the potential range of realistic housing sites in the Borough and identify whether they are likely to be suitable, available and achievable (and ultimately whether they are capable of being delivered). A methodology has been jointly agreed amongst the Local Planning Authorities of Leicester and Leicestershire. The sites identified are

² of which 71 were in Asfordby.

normally those that are well related to settlements and have a capacity of some 5 units or more. Some 220 sites identified in the SHLAA were initially considered. These are listed in Appendix A.

The Council's initial Local Plan 'issues and options' paper identified all sites that were identified in the SHLAA at that time (September 2014). Additional sites have been promoted as part of the on-going review of the SHLAA. A number of the site boundaries were amended between the 2013 and 2015 SHLAA and these are duplicated in Appendix A. In order to carry out more detailed assessments, the most recent (2015) SHLAA submissions were used.

In order to identify the site options that should be identified in the Council's emerging plan, a sieving process has been undertaken. The three main 'sieving' stages and their findings are set out below.

Sieve 1

The initial sieving assessment identified sites that should not be considered further for the following reasons:

- 1) Where 75% or more of the proposed land was covered by major constraints (known as 'Red Constraints'³) where these were unlikely to be mitigated. Sites were not eliminated where the portion of land outside of the 'red constraint' was able to deliver more than 10 units, was well related to the existing settlement and was consistent with other planning objectives.
- 2) Sites with a net capacity of less than 10 units. The Council considered that these sites were too small to 'allocate'. Where these sites were suitable, they would continue to come forward through the Development Management process⁴.
- 3) Sites which were not adjoining or adjacent 'sustainable settlements'⁵ were not considered reasonable and also discounted from the process, on the basis that they were not consistent with the principles of Sustainable Development and the NPPF.
- 4) Sites which already had the benefit of planning permissions where the principle of development was already established and potential capacity could be considered as a 'commitment' towards meeting outstanding housing needs.
- 5) Sites that were being considered as part of the large scale development site assessments. Strategic scale sites (above 400 units) are considered in a

³ Red constraints are restrictions such as Flood Risk (Zone 3), Scheduled monuments, active mineral extraction sites and hazardous installations. Sites currently under construction are also discounted from the assessment process.

⁴ This is supported by historic data.

⁵ Melton Mowbray, Primary and secondary service centres.

separate paper (Large Scale Development Site Options) and are therefore identified as 'dismissed sites' for the purposes of this paper.

A table showing the sites that were dismissed at this stage, and a brief summary of the reason for dismissing them, are set out in Appendix B.

Sieve 2

107 smaller sites remained following sieve one (above). In order to arrive at a list of reasonable sites that could be the subject of Sustainability Appraisal, a more detailed assessment was carried out of all remaining sites. A consistent methodology was used which considered the merits of each site against the Local Plan Strategic Priorities / Objectives. A matrix incorporating a 'Red, Amber, Yellow, Green' assessment was used. Appendix C sets out the framework for scoring sites against the objectives. A Green score was awarded 5 points, Amber 3 points, 0 points for yellow and minus 1 point for red.

The methodology seeks to provide a consistent approach to the assessment of all sites. However, it involves some subjective judgements. Appendix D sets out how each of the sites were assessed against the objectives.

Site scores were not the main factor which determined whether a site should be considered further as a 'reasonable' option. This is because some sites may score highly against some objectives, but the negative impacts of other considerations may outweigh these positive impacts. For example, larger scale sites (of 50 or more units) score highly in terms of their ability to deliver housing and affordable housing, but may have significant adverse environmental effects which outweigh the benefits. In order to clarify the reason for the choice of sites, each option is accompanied by a brief commentary which provides some context to the matrix scores, and a recommendation as to whether the site should be considered a 'reasonable option' that should be considered further through the SEA / SA process.

Sites were not considered to be reasonable options at this stage where:

- They were not in sustainable settlements (outside of the main urban area, primary or secondary service centres). SHLAA sites within 'rural supporter' and 'rural' settlements⁶ are not considered as potential allocations, but could be delivered through the development management process. In some cases, allocations will be considered through Neighbourhood Plans;
- They were not well related to the host settlement and would adversely affect its character; and
- There would be likely adverse environmental impacts;

⁶ This excluded SHLAA sites at Ab Kettleby, Asfordby Valley, Barkestone le vale, Branston, Easthorpe, Frisby on the Wreake, Gaddesby, Goadby Marwood, Harby, Hose, Kirby Bellars, Knipton, Muston, Nether Broughton, Normanton, Old Dalby, Queensway, Stathern, Thorpe Arnold, Twyford,

A total of x sites were discounted at this stage as it was considered that they failed to meet the objectives of the plan.

Following assessment of the discounted site options, some 39 sites were identified as 'reasonable options' that should be subject to Sustainability Appraisal, these are listed in Appendix E. The process of SA will help to determine which sites should be the 'preferred options' identified in the emerging Local plan to help meet outstanding housing need.

Conclusions and further work

This paper has identified a residual requirement for some 5,000 houses and a range of small site options that will help to meet these outstanding needs in accordance with the Council's preferred settlement hierarchy.

In addition, a further paper will assess a range of Large sites and will identify which sites are reasonable options to be included in the Council's emerging Local Plan.

The identified 'reasonable options' will be subject to Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA). The findings of the SA and SEA will help to inform which options should be considered as part of the Council's emerging Local Plan 'preferred options'.

As part of the consultation process, the Council will identify whether there are further 'reasonable' options that need to be tested through SA and SEA in advance of including sites within the 'publication' version of the plan.

The Council will carry out on-going monitoring of housing completions and permissions to establish whether the realistic level of supply is able to meet identified needs.

Further evidence will be required which looks at options for employment land, Gypsy and Traveller sites and retail options.

Once preferred sites are established, the Council will prepare a realistic housing trajectory for the delivery of housing.

**Appendix A – List of all sites in the Strategic Housing Land
Availability Assessment 2015**

SHLAA ID	Settlement	Site address	Net area ha	Net Unit Capacity
MBC/001/15	Ab Kettleby	Land off A606	1.09	32.7
MBC/001/13	Ab Kettleby	Land off A606	1.14	34.2
MBC/002/13	Ab Kettleby	Land off Main Road	1.49	44.7
MBC/003/15	Asfordby	Land off Riverside Walk	0.09	2.7
MBC/003/13	Asfordby	Land off Riverside Walk	0.1	3
MBC/106/13	Asfordby	Land East of Station Lane and South of Klondyke Way	0.5	15
MBC/105/13	Asfordby	Field West of Hoby Road	0.51	15.3
MBC/006/15	Asfordby	Land between by-pass and dwellings along Regency Road	1.31	39.3
MBC/108/13	Asfordby	Paddocks west of Saxelby Road and north of Loughborough Road	1.51	45.3
MBC/006/13	Asfordby	Land between by-pass and dwellings along Regency Road	1.56	46.8
MBC/104/13	Asfordby	Fields South of Bypass and North of Regency Road	2.06	61.8
MBC/148/14	Asfordby	Land at Station Lane	2.12	63.6
MBC/107/13	Asfordby	Open land adjoining Saxelby Road, north of bypass	4.76	142.8
MBC/004/15	Asfordby Hill	Land off Crompton Road/Main Street	0.02	0.6
MBC/004/13	Asfordby Hill	Land off Crompton Road/Main Street	0.03	0.9
MBC/073/13	Asfordby Hill	Land to the west of Houghton Close and south of the A6006	0.5	15
MBC/113/13	Asfordby Hill	Land of Stanton Road, Stanton Road	0.67	20.1
MBC/111/13	Asfordby Hill	West Side	0.73	21.9
MBC/149a/14	Asfordby Hill	Land to the east of Welby Road (1.8ha)	1.13	33.9
MBC/112/13	Asfordby Hill	Land off Houghton Close, Glebe Road	1.47	44.1
MBC/149b/14	Asfordby Hill	Land to the east of Welby Road (4ha)	1.63	48.9
MBC/110/13	Asfordby Valley	Land to the north of North View Close	0.72	21.6
MBC/183/15	Asfordby Valley	Land off Melton Road, 2.3 Acres	0.77	23.1
MBC/185/15	Asfordby Valley	Land off Melton Road, 3.1 Acres	1.06	31.8
MBC/184/15	Asfordby Valley	Land off Melton Road, Middle one	1.28	38.4
MBC/109/13	Asfordby Valley	Land to the rear of properties on the north site of Main Road	1.49	44.7

MBC/005/13	Asfordby Valley	Land between Asfordby Valley and Hill, off Melton Road	2.81	84.3
MBC/167/15	Asfordby Valley	Brook Crescent	10.27	308.1
MBC/074/13	Barkestone le Vale	Land between 8/10 Middle Street	0.06	1.8
MBC/075/13	Barkestone le Vale	1/3 The Green	0.06	1.8
MBC/007/13	Barkestone le Vale	Land off New Causeway	0.1	3
MBC/102/13	Barkestone le Vale	South of Plungar Lane, to the rear of No.2 Chapel Street	0.15	4.5
MBC/090/13	Barkestone le Vale	Land to the north of The Green	0.21	6.3
MBC/089/13	Barkestone le Vale	Chapel Street/Middle Street	0.23	6.9
MBC/101/13	Barkestone le Vale	South of site 57	0.36	10.8
MBC/100/13	Barkestone le Vale	North of Jericho Lane, to the rear of The Green	0.66	19.8
MBC/008/13	Bottesford	Land off Barkestone Lane,	0	0
MBC/196/15	Bottesford	Land off Market Street	0	0
MBC/142/13	Bottesford	Land adjacent to 18 Grantham Road	0.08	2.4
MBC/181/15	Bottesford	Land off Normanton Lane	0.174	5.22
MBC/011/13	Bottesford	Land off Grantham Road	0.25	7.5
MBC/011/15	Bottesford	Land off Grantham Road	0.27	8.1
MBC/143/13	Bottesford	Land to the rear 47-49 High Street	0.3	9
MBC/010/13	Bottesford	Land Adjacent 8 Easthorpe Road	0.53	15.9
MBC/010/15	Bottesford	Land Adjacent 8 Easthorpe Road	0.53	15.9
MBC/076/13	Bottesford	Land Adjacent 17 Easthorpe Road	1.36	40.8
MBC/166/15	Bottesford	Land South of Grantham Road	1.78	53.4
MBC/115/13	Bottesford	Land Adjoining Belvoir Road and Green Lane, Belvoir Road	2.11	63.3
MBC/009/13	Bottesford	Castle View Farm, Easthorpe	2.38	71.4
MBC/152/15	Bottesford	Land at the bottom of Beacon Hill, Normanton Lane	2.81	84.3
MBC/156/15	Bottesford	Land off Nottingham Road	3.35	100.5
MBC/057/13	Bottesford	Rectory Farm	8.63	258.9
MBC/012/13	Bottesford	Land East of Belvoir Road	10.62	318.6
MBC/086/13	Branston	Land adjacent 1 Waltham Road	0.04	1.2
MBC/088/13	Branston	Land west of 1 Main Street	0.09	2.7

MBC/091/13	Branston	Main Street	0.17	5.1
MBC/087/13	Branston	Land to rear of 13 &15 Branston Road	0.19	5.7
MBC/098/13	Branston	Land to the rear of 34-40 Main Street	0.75	22.5
MBC/097/13	Branston	Land to the south of Branston Road, between The Rock and Waltham Road	1.07	32.1
MBC/013/13	Burton Lazars	Land off Cross Lane	0.05	1.5
MBC/013/15	Burton Lazars	Land off Cross Lane	0.06	1.8
MBC/014/13	Cold Overton	Old Post Office, 17 Main Street	0.1	3
MBC/078/13	Croxton Kerrial	Land to School Lane (rear of 9 Middle Street)	0.02	0.6
MBC/095/13	Croxton Kerrial	Land to the east of Saltby Road and south of A607	0.43	12.9
MBC/079/13	Croxton Kerrial	Land west of Saltby Road & east of Highfields Farm	1.11	33.3
MBC/080/13	Croxton Kerrial	Lings View Farm, Middle Street	1.11	33.3
MBC/096/13	Croxton Kerrial	Land south of Main Street (A607) and west of The Nook	1.27	38.1
MBC/092/13	Croxton Kerrial	Farm (Church Farm) to the west of Middle Road	1.33	39.9
MBC/009/15	Easthorpe	Castle View Farm, Easthorpe	0.64	19.2
MBC/077/13	Easthorpe	Land south of 15 Castle View Road	0.71	21.3
MBC/081/13	Eastwell	Garden of 4 Main Street	0.03	0.9
MBC/082/13	Eastwell	Garden of 6 Main Street	0.04	1.2
MBC/015/13	Eaton	The Old Stack Yard, Main Street	0.3	9
MBC/194/15	Eaton	Land off Waltham Lane	2.64	80
MBC/191/15	Frisby on the Wreake	Land off Great Lane	1.34	40.2
MBC/017/13	Gaddesby	Land off Pasture Lane	0.34	10.2
MBC/193/15	Gaddesby	Land to the South of Ashby Road	0.97	29.1
MBC/193/15	Gaddesby	Land at rear of Gaddesby primary School	1	30
MBC/016/13	Gaddesby	Land off Church Lane and Ashby Road	5.38	161.4
MBC/019/15	Goadby Marwood	Land off Wycomb Lane	1	30
MBC/019/13	Goadby Marwood	Land off Wycomb Lane	1.01	30.3
MBC/162/15	Harby	The Leys car park, School Lane	0.11	3.3
MBC/188/15	Harby	Old Dairy Buildings, Stathern Lane	0.27	8.1
MBC/021/13	Harby	Land to the South of Colston Lane	0.29	8.7

MBC/023/13	Harby	The Rectory, 1 Boyers Orchard	0.33	9.9
MBC/022/15	Harby	Land off Nether Street	0.34	10.2
MBC/023/15	Harby	The Rectory, 1 Boyers Orchard	0.34	10.2
MBC/022/13	Harby	Land off Nether Street	0.35	10.5
MBC/134/13	Harby	Former Cheese producing dairy, Langar Lane	0.41	12.3
MBC/020/13	Harby	Former Millway Foods Premises, Colston Lane	2	60
MBC/155/15	Harby	Res Tractors, Willow Farm House, Waltham Road	3.04	91.2
MBC/024/13	Hose	Land at the rear of Ferndale, 41 Bolton Lane	0.36	10.8
MBC/163/15	Hose	Land opposite 11 Harby Lane	1.54	46.2
MBC/125/13	Hose	Colston Basset Lane	2.34	70.2
MBC/125/14	Hose	Electro Motion UK (Export) Limited, Colston Basset Lane	2.41	72.3
MBC/025/13	Kirby Bellars	Land at Main Street	1.28	38.4
MBC/099/13	Knipton	Land to the north of Croxton Lane, (rear of No. 2 to 20 Pasture Lane)	1.25	37.5
MBC/175/15	Long Clawson	Land adjacent to 52B Churh Lane, Formerly Barkers Farm	0.24	7.2
MBC/180/15	Long Clawson	Land off Hickling Lane	0.3	9
MBC/027/13	Long Clawson	Land north of East End	0.5	15
MBC/027/15	Long Clawson	Land north of East End, (Brunts Farm, The Pinale)	0.5	15
MBC/028/13	Long Clawson	Land off Back Lane	0.73	21.9
MBC/144/15	Long Clawson	Corner of Broughton Lane and Hickling Lane	0.94	28.2
MBC/144/13	Long Clawson	Corner of Broughton Lane and Hickling Lane	0.99	29.7
MBC/169/15	Long Clawson	Canal Farm	1.26	37.8
MBC/150/15	Long Clawson	Birleys Garage, Waltham Lane	1.35	40.5
MBC/178/15	Long Clawson	Land off site entrance road, Hickling Lane	1.46	43.8
MBC/168/15	Long Clawson	Land off Sandpit Lane	1.64	49.2
MBC/026/15	Long Clawson	Field south of Coronation Avenue, West of Melton Road	2.28	68.4
MBC/026/13	Long Clawson	Field south of Coronation Avenue, West of Melton Road	2.5	75
MBC/122/13	Melton Mowbray	The Fox Hotel, 9 Leicester Street	0	0
MBC/124/13	Melton Mowbray	36 - 44 Thorpe End	0.08	2.4
MBC/189/15	Melton Mowbray	The George Hotel, 8 High Street	0.09	2.7

MBC/120/13	Melton Mowbray	Mill House, The Uplands	0.1	3
MBC/190/15	Melton Mowbray	Magistrates Court, 6 Norman Way	0.13	3.9
MBC/118/13	Melton Mowbray	Garages between Greaves Avenue and East Avenue, Greaves Avenue	0.16	4.8
MBC/137/13	Melton Mowbray	The Rills Leicester Road	0.19	5.7
MBC/119/13	Melton Mowbray	Garages behind 2 to 12 Rudbeck Avenue	0.2	8
MBC/116/13	Melton Mowbray	Travis Perkins trading Co Ltd, 59 Mill Street	0.25	7.5
MBC/131/13	Melton Mowbray	Six Elms, 55 Asfordby Road	0.27	8.1
MBC/170/15	Melton Mowbray	Cowmans Yard, Welby Lane	0.35	10.5
MBC/037/13	Melton Mowbray	Silverdale, Scalford Road	0.4	16
MBC/135/13	Melton Mowbray	Beebys Yard, Burton Street	0.41	16.4
MBC/136/13	Melton Mowbray	Wycliffe House, Snow Hill	0.41	16.4
MBC/139/13	Melton Mowbray	Melton Building Supplies, Thorpe Road	0.58	23.2
MBC/138/13	Melton Mowbray	Land to the rear of 74 and 88 Dalby Road (Swale Close)	0.68	27
MBC/133/13+14	Melton Mowbray	St Marys Hospital, Thorpe Road	0.92	36.8
MBC/132/13	Melton Mowbray	Land fronting Dieppe Way, Scalford Road	0.94	37.6
MBC/179/15	Melton Mowbray	Land adjacent to Melton Spinney Road, Thorpe Road	0.97	29.1
MBC/029/13	Melton Mowbray	Site at Leicester Road (Ambulance Station)	1.08	43.2
MBC/186/15	Melton Mowbray	Pera Business Park, Nottingham Road	1.16	46.4
MBC/039/13	Melton Mowbray	Thorpe Road, Melton Mowbray	1.44	43.2
MBC/157/15	Melton Mowbray	Land at Lake Terrace	1.58	63.2
MBC/031/13	Melton Mowbray	Land adjacent to St Bartholomew's Way and Horse guards Way	2.34	70.2
MBC/114/13	Melton Mowbray	Field No. 3310, Scalford Road	2.83	84.9
MBC/123/13	Melton Mowbray	War Memorial Hospital, Ankle Hill	3.04	91.2
MBC/032/13	Melton Mowbray	Site of former King Edward VII School site and playing fields, Burton Road	3.45	103.5
MBC/033/13	Melton Mowbray	Land at Nottingham Road	3.94	118.2
MBC/036/13	Melton Mowbray	Scalford Road	5	150
MBC/062/15	Melton Mowbray	Land south of Leicester Road	5.93	177.9
MBC/062/13	Melton	Land south of Leicester Road	5.96	178.8

	Mowbray			
MBC/153/15	Melton Mowbray	land at Snow Hill (Jeld Wen)	6.03	241.2
MBC/129/15	Melton Mowbray	Land south west of Burton Road	6.98	209.4
MBC/127/13	Melton Mowbray	Land South of Kirby Lane	9.31	279.3
MBC/158/15	Melton Mowbray	Land off Leicester Road	9.42	282.6
MBC/034/13	Melton Mowbray	Land to the west of Scafford Road	10.08	302.4
MBC/058/13	Melton Mowbray	Land at Sysonby Farm	10.94	328.2
MBC/035/13	Melton Mowbray	Land South of Leicester Road	12.74	382.2
MBC/030/13	Melton Mowbray	Hilltop Farm, Nottingham Road	13.419	402.57
MBC/035/15	Melton Mowbray	Land South of Leicester Road	13.44	403.2
MBC/063/13	Melton Mowbray	Land south of Leicester Road/north of Kirby Road	14.64	439.2
MBC/129/13	Melton Mowbray	Land west of Burton Rd	17.63	528.9
MBC/038/13	Melton Mowbray	Land at Sysonby farm, Nottingham Road (A606)	19.5	585
MBC/064/15	Melton Mowbray	Land off Melton Spinney Road	20.54	616.2
MBC/064/13	Melton Mowbray	Land west of Spinney Road	20.55	616.5
MBC/151/15	Melton Mowbray	Spinney Farm	21.34	640.2
MBC/130/13	Melton Mowbray	Land South of Kirby Lane	26.7	801
MBC/126/13	Melton Mowbray	Melton Mowbray Airfield	30.2	906
MBC/061/15	Melton Mowbray	Land south of Kirby Lane	35.2	1056
MBC/049/13	Melton Mowbray	Spreckleys Farm, Burton Road	42.59	1277.7
MBC/128/13	Melton Mowbray	Land South of Kirby Lane and West of Burton Rd	48.4	1452
MBC/060/13	Melton Mowbray	Land at the north	56.7	1701
MBC/061/13	Melton Mowbray	Land south of Kirby Lane	65	1950
MBC/093/13	Muston	Land at Woolsthorpe Lane	0.12	3.6
MBC/187/15	Muston	15 Main Street	0.46	13.8
MBC/083/13	Muston	Land adjacent to Church Lane	0.59	17.7
MBC/177/15	Nether Broughton	Middle Line, Nether Broughton	0.65	19.5
MBC/040/13	Nether Broughton	Land off Hecadeck Lane (small site)	0.4	12

MBC/042/15	Nether Broughton	Land off Nottingham Road	0.67	20.1
MBC/042/13	Nether Broughton	Land off Nottingham Road	0.75	22.5
MBC/041/13	Nether Broughton	Land off Hecadeck Lane (large site)	1.03	30.9
MBC/041/15	Nether Broughton	Land off Hecadeck Lane	1.03	30.9
MBC/043/13	Normanton	Land situated at Roseland Business Park, (residential)	9.38	281.4
MBC/145/14	Normanton	Main street	10.84	325.2
MBC/044/13	Normanton	Land situated at Roseland Business Park, (employment)	50	1500
MBC/046/13	Old Dalby	Station Lane	0.46	13.8
MBC/171/15	Old Dalby	Debdale Hill Field	1.11	33.3
MBC/172/15	Old Dalby	South Wood Hill, F Hill Fields	2.65	79.5
MBC/182/15	Old Dalby	Land off Main Road	3.16	94.8
MBC/045/13	Old Dalby	Land at Station Road	3.56	106.8
MBC/121/13	Plungar	Merrivale Farm, 18 Frog Lane	0.2	6
MBC/176/15	Queensway	Queensway	1.33	39.9
MBC/084/13	Redmile	Land south of Evergreen House, Bakers Lane	0.11	3.3
MBC/085/13	Redmile	Land adjacent No.7 Church Lane	0.12	3.6
MBC/047/13	Redmile	The Rectory, 2 Church Lane	0.13	3.9
MBC/047/15	Redmile	The Rectory, 2 Church Lane	0.13	3.9
MBC/094/13	Redmile	Open Space at Church Lane	0.19	5.7
MBC/103/13	Redmile	Land to the south of Easthorpe Lane	1.12	33.6
MBC/065/13	Scalford	Former Lionsville Brickworks	2.98	89.4
MBC/147/14	Six Hills	Six Hills Farm	76.13	2283.9
MBC/146/14	Somerby	Football field	0.89	26.7
MBC/048/13	Somerby	Land off Burrough Road	1.11	33.3
MBC/141/13	Stathern	Land South of Tofts Hill	0.87	26.1
MBC/195/15	Stathern	Land between Harby Lane, Penn Lane and Long Lane	11.68	351
MBC/173/15	Thorpe Arnold	Avahan, Waltham Road	0.34	10.2
MBC/160/15	Thorpe Arnold	Land to the south east of the A607	0.91	27.3
MBC/174/15	Thorpe Arnold	The Holding, Waltham Road	1.47	44.1

MBC/161/15	Thorpe Arnold	Land to the north west of the A607	1.63	48.9
MBC/066/13	Thorpe Arnold	Land at Lag Land	4.07	122.1
MBC/154/15	Thorpe Arnold	Thorpe Arnold	17.77	533.1
MBC/052/13	Twyford	Land off Tilton Road	0.4	12
MBC/051/13	Twyford	Land R/O The Ferns, Main Street	0.45	13.5
MBC/050/13	Twyford	Land South of Twyford	2.28	68.4
MBC/053/13	Waltham	Land to the rear of Cresswell Spring Farm, 19 High Street	0.32	9.6
MBC/140/13	Waltham	Land East of Melton Road	0.5	15
MBC/054/13	Waltham	Land at 48 High Street	0.54	16.2
MBC/164/15	Waltham	Land east of Melton Road	1.68	50.4
MBC/055/13	Waltham	Land adjacent of Bescaby Lane	2.91	87.3
MBC/192/15	Waltham	Land at Manor Farm, rear of High Street	5.62	168.6
MBC/159/15	Welby	Land off St Bartholomew's Way	40.86	1225.8
MBC/165/15	Wymondham	Strawberry Farm, Melton Road	0.22	6.6
MBC/018/13	Wymondham	Land off Butt Lane	0.3	9
MBC/068/13	Wymondham	Land known as Gills Field, Rookery Lane	0.67	20.1
MBC/072/13	Wymondham	The Station Yard	1.05	31.5
MBC/070/13	Wymondham	Land known as Brickyard lane	2.48	74.4
MBC/071/13	Wymondham	Land known as Brickyard Lane	2.48	74.4
MBC/067/13	Wymondham	Land known as Gills Field	3.72	111.6
MBC/056/13	Wymondham	Glebe Road	3.75	112.5
MBC/069/13	Wymondham	Land known as The Adcocks	4.16	124.8

Appendix B – Sieve one. Sites dismissed.

SHLAA ID	Settlement	Site Address	Net area ha	Net unit Capacity	Reasoning for dismissing site
MBC/003/13	Asfordby	Land off Riverside Walk	0.1	3	Net potential capacity too small
MBC/003/15	Asfordby	Land off Riverside Walk	0.09	2.7	1) Flood Zone 3; and 2) Net capacity too small
MBC/006/15	Asfordby	Land between by-pass and dwellings along Regency Road	1.31	39.3	Part of a larger site MBC/104
MBC/004/13	Asfordby Hill	Land off Crompton Road/Main Street	0.03	0.9	Net potential capacity too small
MBC/004/15	Asfordby Hill	Land off Crompton Road/Main Street	0.02	0.6	Net potential capacity too small
MBC/110/13	Asfordby Valley	Land to the north of North View Close	0.72	21.6	Detached from village and not developable
MBC/007/13	Barkestone le Vale	Land off New Causeway	0.1	3	Net potential capacity too small
MBC/074/13	Barkestone le Vale	Land between 8/10 Middle Street	0.06	1.8	Net potential capacity too small
MBC/075/13	Barkestone le Vale	1/3 The Green	0.06	1.8	Net potential capacity too small
MBC/089/13	Barkestone le Vale	Chapel Street/Middle Street	0.23	6.9	Net potential capacity too small
MBC/090/13	Barkestone le Vale	Land to the north of The Green	0.21	6.3	Net potential capacity too small
MBC/102/13	Barkestone le Vale	South of Plungar Lane, to the rear of No.2 Chapel Street	0.15	4.5	Net potential capacity too small
MBC/008/13	Bottesford	Land off Barkestone Lane,	0	0	1) Flood Zone 3; 2) Net capacity too small and, 3) Remote from main settlement
MBC/009/13	Bottesford	Castle View Farm, Easthorpe	2.38	71.4	Easthorpe not a sustainable location
MBC/143/13	Bottesford	Land to the rear 47-49 High Street	0.3	9	Net potential capacity too small and flood zone
MBC/115/13	Bottesford	Land Adjoining Belvoir Road and Green Lane, Belvoir Road	2.11	63.3	Extant planning permission
MBC/156/15	Bottesford	Land off Nottingham Road	3.35	100.5	1) Flood Zone 3; and, 2) Remote from main settlement
MBC/142/13	Bottesford	Land adjacent to 18 Grantham Road	0.08	2.4	1) Flood Zone 3; and 2) Net capacity too small
MBC/143/13	Bottesford	Land to the rear 47-49 High Street	0.3	9	Net potential capacity too small
MBC/181/15	Bottesford	Land off Normanton Lane	0.174	5.22	Net potential capacity too small
MBC/196/15	Bottesford	Land off Market Street	0	0	1) Flood Zone 3; 2) Net capacity too small and, 3) Remote from main settlement
MBC/115/13	Bottesford	Land Adjoining Belvoir	2.11	63.3	Extant permission

		Road and Green Lane, Belvoir Road			
MBC/086/13	Branston	Land adjacent 1 Waltham Road	0.04	1.2	Net potential capacity too small
MBC/087/13	Branston	Land to rear of 13 &15 Branston Road	0.19	5.7	Net potential capacity too small
MBC/088/13	Branston	Land west of 1 Main Street	0.09	2.7	Net potential capacity too small
MBC/091/13	Branston	Main Street	0.17	5.1	Net potential capacity too small
MBC/013/13	Burton Lazars	Land off Cross Lane	0.05	1.5	Net potential capacity too small
MBC/013/15	Burton Lazars	Land off Cross Lane	0.06	1.8	Net potential capacity too small
MBC/014/13	Cold Overton	Old Post Office, 17 Main Street	0.1	3	Net potential capacity too small
MBC/078/13	Croxton Kerrial	Land to School Lane (rear of 9 Middle Street)	0.02	0.6	Net potential capacity too small
MBC/081/13	Eastwell	Garden of 4 Main Street	0.03	0.9	Net potential capacity too small
MBC/082/13	Eastwell	Garden of 6 Main Street	0.04	1.2	Net potential capacity too small
MBC/015/13	Eaton	The Old Stack Yard, Main Street	0.3	9	Net potential capacity too small and not a sustainable settlement
MBC/194/15	Eaton	Land off Waltham Lane	2.64	80	Not a sustainable settlement
MBC/193/15	Gaddesby	Land to the South of Ashby Road	0.97	29.1	Not a sustainable settlement
MBC/019/13	Goadby Marwood	Land off Wycomb Lane	1.01	30.3	Not a sustainable settlement
MBC/021/13	Harby	Land to the South of Colston Lane	0.29	8.7	Net potential capacity too small
MBC/023/13	Harby	The Rectory, 1 Boyers Orchard	0.33	9.9	Net potential capacity too small
MBC/155/15	Harby	Res Tractors, Willow Farm House, Waltham Road	3.04	91.2	Not a sustainable settlement
MBC/162/15	Harby	The Leys car park, School Lane	0.11	3.3	Net potential capacity too small
MBC/188/15	Harby	Old Dairy Buildings, Stathern Lane	0.27	8.1	Extant permission & Net potential capacity too small
MBC/134/13	Harby	Former Cheese producing dairy, Langar Lane	0.41	12.3	Extant permission - 09/00026/OUT 12/00703/EXT
MBC/175/15	Long Clawson	Land adjacent to 52B Churh Lane, Formerly Barkers Farm	0.24	7.2	Net potential capacity too small
MBC/180/15	Long Clawson	Land off Hickling Lane	0.3	9	Net potential capacity too small
MBC/031/13	Melton Mowbray	Land adjacent to St Bartholomew's Way and Horse guards Way	2.34	70.2	Extant permission
MBC/036/13	Melton Mowbray	Scalford Road	5	150	Considered as part of a wider Sustainable

					Neighbourhood site
MBC/039/13	Melton Mowbray	Thorpe Road, Melton Mowbray	1.44	43.2	Flood zone 3
MBC/062/13	Melton Mowbray	Land south of Leicester Road	5.96	178.8	Considered as part of a wider Sustainable Neighbourhood site
MBC/062/15	Melton Mowbray	Land south of Leicester Road	5.93	177.9	Considered as part of a wider Sustainable Neighbourhood site
MBC/116/13	Melton Mowbray	Travis Perkins trading Co Ltd, 59 Mill Street	0.25	7.5	Extant permission & Net potential capacity too small
MBC/118/13	Melton Mowbray	Garages between Greaves Avenue and East Avenue, Greaves Avenue	0.16	4.8	Extant permission & Net potential capacity too small
MBC/119/13	Melton Mowbray	Garages behind 2 to 12 Rudbeck Avenue	0.2	8	Net potential capacity too small
MBC/120/13	Melton Mowbray	Mill House, The Uplands	0.1	3	Extant permission and Net potential capacity too small
MBC/122/13	Melton Mowbray	The Fox Hotel, 9 Leicester Street	0	0	Extant permission for 7 dwellings.
MBC/123/13	Melton Mowbray	War Memorial Hospital, Ankle Hill	3.04	91.2	Extant planning permission
MBC/124/13	Melton Mowbray	36 - 44 Thorpe End	0.08	2.4	Extant planning permission
MBC/131/13	Melton Mowbray	Six Elms, 55 Asfordby Road	0.27	8.1	Extant permission for 45 houses
MBC/136/13	Melton Mowbray	Wycliffe House, Snow Hill	0.41	16.4	Not developable
MBC/137/13	Melton Mowbray	The Rills Leicester Road	0.19	5.7	Extant permission & Net potential capacity too small
MBC/157/15	Melton Mowbray	Land at Lake Terrace	1.58	63.2	Flood zone 3
MBC/170/15	Melton Mowbray	Cowmans Yard, Welby Lane	0.35	10.5	Remote from settlement
MBC/179/15	Melton Mowbray	Land adjacent to Melton Spinney Road, Thorpe Road	0.97	29.1	Flood zone 3
MBC/189/15	Melton Mowbray	The George Hotel, 8 High Street	0.09	2.7	Extant permission & net capacity too small
MBC/186/15	Melton Mowbray	Pera Business Park, Nottingham Road	1.16	46.4	Planning permission for alternative use.
MBC/190/15	Melton Mowbray	Magistrates Court, 6 Norman Way	0.13	3.9	Extant permission and Net potential capacity too small
MBC/029/13	Melton Mowbray	Site at Leicester Road (Ambulance Station)	1.08	43.2	Application for Retail in progress
MBC/114/13	Melton Mowbray	Field No. 3310, Scalford Road	2.83	84.9	Extant permission and under construction
MBC/123/13	Melton Mowbray	War Memorial Hospital, Ankle Hill	3.04	91.2	Extant permission and under construction
MBC/032/13	Melton	Site of former King	3.45	103.5	Permission subject to

	Mowbray	Edward VII School site and playing fields, Burton Road			s.106
MBC/033/13	Melton Mowbray	Land at Nottingham Road	3.94	118.2	Extant permission
MBC/064/13	Melton Mowbray	Land west of Spinney Road	20.55	616.5	Extant permission
MBC/151/15	Melton Mowbray	Spinney Farm	21.34	640.2	Large Site Assessment Consideration
MBC/130/13	Melton Mowbray	Land South of Kirby Lane	26.7	801	Large Site Assessment Consideration
MBC/126/13	Melton Mowbray	Melton Mowbray Airfield	30.2	906	Large Site Assessment Consideration
MBC/061/15	Melton Mowbray	Land south of Kirby Lane	35.2	1056	Large Site Assessment Consideration
MBC/049/13	Melton Mowbray	Spreckleys Farm, Burton Road	42.59	1277.7	Large Site Assessment Consideration
MBC/128/13	Melton Mowbray	Land South of Kirby Lane and West of Burton Rd	48.4	1452	Large Site Assessment Consideration
MBC/060/13	Melton Mowbray	Land at the north	56.7	1701	Large Site Assessment Consideration
MBC/061/13	Melton Mowbray	Land south of Kirby Lane	65	1950	Large Site Assessment Consideration
MBC/129/15	Melton Mowbray	Land south west of Burton Road	6.98	209.4	Large Site Assessment Consideration
MBC/127/13	Melton Mowbray	Land South of Kirby Lane	9.31	279.3	Large Site Assessment Consideration
MBC/158/15	Melton Mowbray	Land off Leicester Road	9.42	282.6	Large Site Assessment Consideration
MBC/034/13	Melton Mowbray	Land to the west of Scalford Road	10.08	302.4	Large Site Assessment Consideration
MBC/058/13	Melton Mowbray	Land at Sysonby Farm	10.94	328.2	Large Site Assessment Consideration
MBC/035/13	Melton Mowbray	Land South of Leicester Road	12.74	382.2	Large Site Assessment Consideration
MBC/030/13	Melton Mowbray	Hilltop Farm, Nottingham Road	13.419	402.57	Large Site Assessment Consideration
MBC/035/15	Melton Mowbray	Land South of Leicester Road	13.44	403.2	Large Site Assessment Consideration
MBC/063/13	Melton Mowbray	Land south of Leicester Road/north of Kirby Road	14.64	439.2	Large Site Assessment Consideration
MBC/129/13	Melton Mowbray	Land west of Burton Rd	17.63	528.9	Large Site Assessment Consideration
MBC/061/15	Melton Mowbray	Land south of Kirby Lane	35.2	1056	Large Site Assessment Consideration
MBC/060/13	Melton Mowbray	Land north of Melton Mowbray	56.7	1701	Large Site Assessment Consideration
MBC/136/13	Melton Mowbray	Wycliffe House, Snow Hill	0.41	16.4	Site is undevelopable
MBC/031/13	Melton Mowbray	Land adjacent to St Bartholomew's Way and Horse guards Way	2.34	70.2	Large Site Assessment Consideration
MBC/123/13	Melton Mowbray	War Memorial Hospital, Ankle Hill	3.04	91.2	Extant permission

MBC/036/13	Melton Mowbray	Scalford Road	5	150	Large Site Assessment Consideration
MBC/062/15	Melton Mowbray	Land south of Leicester Road	5.93	177.9	Large Site Assessment Consideration
MBC/062/13	Melton Mowbray	Land south of Leicester Road	5.96	178.8	Large Site Assessment Consideration
MBC/093/13	Muston	Land at Woolsthorpe Lane	0.12	3.6	Net potential capacity too small
MBC/040/13	Nether Broughton	Land off Hecadeck Lane (small site)	0.4	12	Not a sustainable settlement
MBC/044/13	Normanton	Land situated at Roseland Business Park, (employment)	50	1500	Large Site Assessment Consideration
MBC/121/13	Plungar	Merrivale Farm, 18 Frog Lane	0.2	6	Extant permission & Net potential capacity too small
MBC/047/13	Redmile	The Rectory, 2 Church Lane	0.13	3.9	Net potential capacity too small
MBC/047/15	Redmile	The Rectory, 2 Church Lane	0.13	3.9	Net potential capacity too small
MBC/084/13	Redmile	Land south of Evergreen House, Bakers Lane	0.11	3.3	Net potential capacity too small
MBC/085/13	Redmile	Land adjacent No.7 Church Lane	0.12	3.6	Net potential capacity too small
MBC/094/13	Redmile	Open Space at Church Lane	0.19	5.7	Net potential capacity too small
MBC/065/13	Scalford	Former Lionsville Brickworks	2.98	89.4	Not a sustainable settlement
MBC/147/14	Six Hills	Six Hills Farm	76.13	2283.9	Large Site Assessment Consideration
MBC/154/15	Thorpe Arnold	Thorpe Arnold	17.77	533.1	Large Site Assessment Consideration
MBC/052/13	Twyford	Land off Tilton Road	0.4	12	Not a sustainable settlement
MBC/051/13	Twyford	Land R/O The Ferns, Main Street	0.45	13.5	Extant permission - 13/00691/OUT
MBC/053/13	Waltham	Land to the rear of Cresswell Spring Farm, 19 High Street	0.32	9.6	Net potential capacity too small
MBC/159/15	Welby	Land off St Bartholomew's Way	40.86	1225.8	Large Site Assessment Consideration
MBC/018/13	Wymondham	Land off Butt Lane	0.3	9	Net potential capacity too small
MBC/165/15	Wymondham	Strawberry Farm, Melton Road	0.22	6.6	Net potential capacity too small

Appendix C – Site Assessment scoring matrix

Strategic Priority	Description	Red	Amber	Green
HP1i - Provide housing that meets the needs of the community.	This relates to the sites ability to provide housing for the community.	10-19 units capacity	20-49 units capacity	50+ units capacity
HP1ii - Help provide affordable housing.	This relates to the sites ability to provide Affordable Housing – i.e the net number of Affordable Homes that could be provided on site (based on 40% provision)	10 or less	11-19	20+
HP2 - Develop a housing stock to provide for the future aspirations for the local economy.	Proximity to Employment Opportunities, as taken from the Settlement Roles and Relationships work. The matrix scale relates to both proximity and size of existing employment opportunities.	No access to local employment opportunities or potential loss of existing employment site. Existing local employment provision is small – 20 jobs	Within cycling distance – 5KM of existing or proposed employment. Existing employment provision medium– 40 jobs	Walking distance – 2KM or less of existing or proposed employment. Existing employment provision large -80 jobs.
ATP3 – Reduce the need to travel by car and improve access to public transport	Relationship to public transport. Is the site within walking distance of a bus stop. Could public transport be reasonably relied upon?	No public transport available. Reliance on private car/personal transport to access services and facilities.	Site is within walking/cycling distance of bus stop, but the transport offer is limited.	Within walking public transport which offers good services/connections to main service centres.
ATP4- Reduce traffic congestion in Melton Mowbray	Is the scale of development and its proximity likely to materially increase the amount of traffic in Melton Mowbray. Level of detail unlikely to be known at this stage – conclude all sites to be neutral impact.	Site would increase congestion in Melton Mowbray	Site would have some improvement on traffic congestion in Melton Mowbray	Site would help to reduce traffic congestion in Melton Mowbray
SPP5 - To improve community safety and reduce crime and the fear of crime	The assessment considers whether the proposed design would increase or reduce the likelihood of criminal activity.	Site incorporates no design features that reduce crime and fear	Site incorporates some design features that reduce crime and fear	Site incorporates a range of solutions that design out crime

	The level of detail unlikely to be known at this stage – conclude all sites to be neutral impact.	of crime or the site design would actively encourage criminal activity.	of crime.	and reduce crime and the fear of crime.
JPP6 - Enhance the vitality and viability of Melton Mowbray town centre;	Consider the relationship of the site to Melton Mowbray town centre and its ability to service the Town. For Rural sites beyond 5KM conclude as neutral impact.	Site is remote from Melton Mowbray town centre and access to town centre facilities are limited with no potential to increase town centre users.	Site is within a suitable walking/cycling distance from Melton Mowbray town centre (5km) and has the potential to increase town centre users.	Site is close to Melton Mowbray town centre (c.2km) and would encourage use of available facilities.
JPP7 - Provide sufficient land to meet current and future employment needs	Site provides sufficient opportunity for additional employment land and jobs generation. By virtue of the site size (50+ units) and / or proximity to main employment locations.	Provides no opportunity for on-site employment or results in job losses by removing existing employment uses.	Provides some potential opportunities to access new jobs as part of the development or proximity .	Provides opportunities for new jobs on site or immediate access to main employment sites.
JPP8 - Help regenerate the rural economy	Ability to provide potential employees and / or rural businesses as part of the development.	No potential to provide rural employment opportunities or results in loss of rural employment	Offers some potential improvement to existing rural employment	Provides new and additional rural employment opportunities
JPP9 - Promote the tourism potential of the Borough through its food, equestrianism and heritage assets	Ability to provide new facilities as part of development, or populations that would support existing facilities. Level of detail unlikely to be known at this stage – conclude all sites to be neutral impact, unless clear evidence in respect of Matrix.	No potential to provide new / or support existing tourism facilities	Some potential to provide new / or support existing tourist facilities	Well related to tourist facilities and likely to increase use
JPP10 - Create a mixed economy with increased knowledge-based jobs and	Site provides sufficient opportunity for additional employment land and jobs	Provides limited or no opportunities for	Provides some opportunities for access	Provides significant opportunities for

wages	generation in the knowledge economy – or has potential to access large scale employment sites that could provide increased knowledge-based jobs.	access to local knowledge based employment.	to local knowledge based employment.	access to local knowledge based employment.
JPP11 - Provide better training opportunities and increase educational attainment	Proximity to educational facilities or ability to provide new educational facilities on site.	No nearby educational or training opportunities and potentially results in loss of such facilities.	Educational or training opportunities within 5KM – cycling distance - at least a primary school	Either on site or walking distance, 2KM to educational or training opportunities. Including a secondary school.
CDP12 - Improve facilities for all the community	Ability to provide new community facilities on site or fund new facilities Level of detail unlikely to be known at this stage – conclude all sites to be neutral impact.	No ability to provide new community facilities or potential loss of such facilities	Some potential to provide new community facilities	Provides new on site community facility provision
CDP13 - Improve access to services and facilities, including health, social care, jobs, recreation, sport and education, broadband	Consider the current level of service provision through Settlement Roles works. Matrix based on number of key facilities available and how good access is to existing facilities.	No access to Key Facilities.	Provides access to existing community facility provision, cycling distance 5KM	Provides access to existing community facility provision, walking distance, 2KM
CDP14 - Promote sustainable communities	Ability of the scheme to promote sustainable communities through housing mix, local services and facilities and access to employment and transport choice etc. Level of detail is unlikely to be known at this stage – conclude all sites to be neutral impact.	Offers no mix of house types or tenures, focusing on one type or tenure. Does not promote sustainable communities by reducing choice. No access to services and facilities.	Offers some mix of house types and tenures, and improves current offer, but concentration of particular property types and tenures. Some access to services and facilities.	Offers a suitable mix of house types and tenures to ensure mixed and inclusive communities for all. Good access to services and facilities.
CDP15 - Improve the health of the Borough and reduce health	Considers the current level of service provision gathered through Settlement Roles evidence. Matrix based on number	No access to Key health and leisure Facilities.	Access to 1-2 Key health and leisure Facilities	Access to 3+ Key health and leisure Facilities.

inequalities within the community	of key health and leisure facilities available (Medical services – Doctor / Dentist, chemist and sports and recreation facilities – leisure centre).			
EP16 - Promote high quality and innovative design which is visually attractive, reflects local context and distinctiveness, and, contributes to a safe and accessible environment to make places better for people	Ability of the scheme to deliver high quality development. Level of detail unlikely to be known at this stage – conclude all sites to be neutral impact.	Basic or limited design quality. Does not reflect the local context or character of area.	Some elements of high quality design offered, but more could be done to tie into local context and character of area.	High quality design offered throughout and ties into local context and character of area.
EP17 - Reduce pollution	Potential to cause or be adversely affected by pollution. Level of detail unlikely to be known at this stage – conclude all sites to be neutral impact.	Substantial increase in or adverse effects from air, noise or other forms of pollution that cannot be mitigated against.	Some increase in air, noise or other forms of pollution, but can be mitigated	Does not increase air, noise or other forms of pollution
EP18 – Protect and enhance the natural environment and biodiversity	Consider the impact on biodiversity, geodiversity, SSSI, wildlife sites, etc.	Negative impact that cannot be mitigated.	Some impact, but mitigation possible	No negative impact or positive impact on the natural environment and biodiversity.
E19- Conserve the historic environment and Melton Borough’s heritage assets	Consider the site in the context of heritage assets, such as the conservation areas, scheduled monuments or listed buildings.	Potential negative impact that cannot be mitigated.	Some impact, but mitigation possible	No negative impact or positive impact on historic assets.
E20 – Protect the rural character of the Borough	Consider the site in relation to the built form and existing development pattern and	Not well contained, would result in encroachment into open countryside causing harm to landscape/rural nature.	Some ingress into open countryside, but potential for landscape mitigation.	Well contained. Does not adversely impact landscape or rural character of Borough.

<p>EP21 – Protect and manage the use of natural resources and mitigate activities that cause their loss or degradation</p>	<p>Consider the impact on agricultural land or mineral reserves. If there is some evidence of agricultural land or mineral reserves score as amber as further investigations would be needed to establish the extent or quality of the resource further.</p>	<p>Complete loss or degradation of natural resources and no mitigation or replacement possible.</p>	<p>Some loss or degradation of natural resources, but mitigation and replacement possible.</p>	<p>None or minimal loss or degradation of natural resources, such as water areas, minerals, best and most versatile agricultural land and woodland</p>
<p>EP22 - Prepare for, limit, and adapt to climate change and promote low carbon development</p>	<p>Level of detail unlikely to be known at this stage – conclude all sites to be neutral impact.</p>	<p>Site is such a distance from services and facilities that it would increase the number of journeys or no measures have been taken to reduce climate change impacts.</p>	<p>Some features promote low carbon development and climate change awareness, but more could be done and access to services or facilities is such that walking/cycling is possible but does not limit private car travel</p>	<p>Incorporates measures that reduce climate change, either through design features – use of renewables or low carbon development and access to services and facilities that reduces the need to travel.</p>
<p>EP23- Reduce the risk of flooding and avoid development in areas adverse to flooding</p>	<p>Consider the percentage area of the site as affected by flood risk. Does this leave a suitably sized site available for development. Sites affected by 75% or more flood risk are initially flittered out.</p>	<p>Within flood zone or would have an adverse impact on surface flooding. Mitigation not possible.</p>	<p>Some flooding but mitigation is possible</p>	<p>Outside of flood zones, no surface flooding issues.</p>
<p>EP24- Minimise the use of energy and promote forms of renewable energy in the correct locations</p>	<p>Level of detail unlikely to be known at this stage – conclude all sites to be neutral impact.</p>	<p>No offer of renewable energy generation.</p>	<p>Some renewable energy generation and reduced energy use during construction and after completion but could offer more.</p>	<p>Incorporates renewable energy generation and minimises energy use both during construction and after completion.</p>

EP25- Ensure that the reuse and recycling of waste is maximised	Level of detail unlikely to be known at this stage – conclude all sites to be neutral impact.	No measures made to reduce, re-use and recycle household waste.	Some measures to reduce re-use and recycle household waste.	Incorporates measures to reduce, re-use and recycle household waste.
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Appendix D – Assessment Matrix

SHLAA Code	Site	Settlement	Net capacity	Relationship to existing settlement; does the site adjoin the existing settlement, is it well related?	Matrix Count				Scores (Red = -1, Yellow = 0 Amber = 3 Green = 5)	Commentary	Results	Outcome - Next Steps
MBC/001/15 & 001/13	Land off A606, Ab Kettleby	Ab Kettleby	35		2	10	4	10	48	The site is able to deliver a moderate amount of new housing development without on-site infrastructure. The site is remote from main services and facilities but has some access to public transport. There are no physical or environmental constraints identified (including heritage / bio-diversity / flooding). However, the site is not well related to the settlement and could affect its character. Ab Kettleby is not a sustainable settlement and is not well served by services and facilities and transport choice is limited.	Not suitable for allocation. Ab Kettleby is not a sustainable settlement	Discount from further assessments
MBC/002/13	Land off Main Road, Ab Kettleby	Ab Kettleby	45		2	13	3	10	52	The site is able to deliver a moderate amount of new development that contributes to housing, employment and infrastructure. The site is remote from main services and facilities with some access to transport choice. There are no physical or environmental constraints identified (including heritage / bio-diversity / flooding). The site is reasonably well related to the settlement boundary and is contained to the north and east. The potential for bio-diversity implications needs to be explored as the site was shown as a SSSI in the previously adopted Local Plan - although does not now appear to have this designation. Ab Kettleby is not a sustainable settlement and is not well served by services and facilities and transport choice is limited.	Not suitable for allocation. Ab Kettleby is not a sustainable settlement	Discount from further assessments
MBC/104/13	Fields South of Bypass and North of Regency Road, Asfordby	Asfordby	62		0	5	11	10	70	The site is able to deliver a large amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Asfordby and Melton Mowbray with good access to transport choice. Asfordby is well served by services and facilities including primary school, shops and medical services. There are no heritage or flooding constraints identified (but there are bio-diversity issues). Although the site is in a mineral consultation area. The site is well related to the settlement and contained within the Asfordby by-pass.	Potential allocation adjoining a Primary service centre.	Consider within SA and establish if the site has any access constraints and whether there are any noise / pollution issues arising from the proximity of the by-pass. Is it performing the function of a landscape buffer. Consider joining with MBC/106.

SHLAA Code	Site	Settlement	Net capacity	Relationship to existing settlement; does the site adjoin the existing settlement, is it well related?	Matrix Count				Scores (Red = -1, Yellow = 0 Amber = 3 Green = 5)	Commentary	Results	Outcome - Next Steps
MBC/107/13	Open land adjoining Saxelby Road, north of bypass, Asfordby	Asfordby	143	No	1	4	11	10	66	The site is able to deliver a large amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Melton Mowbray with good access to transport choice. Asfordby is well served by services and facilities including primary school, shops and medical services. There are no physical or environmental constraints identified (including heritage / bio-diversity / flooding). The site is in a mineral consultation area. However, the site is not well related to the settlement and could affect its character. Extending beyond the 'defensible boundary' of the settlement is a major concern.	Not a reasonable alternative. Not adjoining settlement.	Discount from further assessments
MBC/148/14	Land at Station Lane, Asfordby	Asfordby	106		0	5	11	10	70	The site is able to deliver a large amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Melton Mowbray with good access to transport choice. Asfordby is well served by services and facilities including primary school, shops and medical services. There are no physical or environmental constraints identified (including heritage / bio-diversity / flooding) The site is in a mineral consultation area. The site is well related to the settlement.	Application Permitted 16.07.15 forms part of deliverable supply. No need for further assessment	Discount from further assessments
MBC/006/13 & 006/15	Land between by-pass and dwellings along Regency Road, Asfordby	Asfordby	47		0	7	9	10	66	The site is able to deliver a large amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Asfordby and Melton Mowbray with good access to transport choice. Asfordby is well served by services and facilities including primary school, shops and medical services. There are no physical or environmental constraints identified (including heritage / bio-diversity / flooding). The site is however within a mineral consultation area. The site is well related to the settlement and contained within the Asfordby by-pass..	Potential allocation adjoining a Primary service centre. Combine with site MBC/104/15 establish if the site has any access constraints and whether there are any noise / pollution issues arising from the proximity of the by-pass. Is it performing the function of a landscape buffer.	Consider within SA as part of MBC/104/13 and establish if the site has any access constraints and whether there are any noise / pollution issues arising from the proximity of the by-pass. Is it performing the function of a landscape buffer.
MBC/105/13	Field West of Hoby Road, Asfordby	Asfordby	70	No	3	3	10	10	56	The site is able to deliver a large amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Melton Mowbray with good access to transport choice. Asfordby is well served by services and facilities including primary school, shops and medical service, although the site is detached from the main village. There are several physical and environmental constraints identified (including bio-diversity and Best and Most Versatile agricultural land). The site is in a mineral consultation area. In addition, the site is separated from the main settlement and development here could affect its character. Extending beyond the 'defensible boundary' of the settlement is a concern.	Not a reasonable for allocation. The site is separated from the main settlement and development here could affect its character	Discount from further assessments

SHLAA Code	Site	Settlement	Net capacity	Relationship to existing settlement; does the site adjoin the existing settlement, is it well related?	Matrix Count				Scores (Red = -1, Yellow = 0 Amber = 3 Green = 5)	Commentary	Results	Outcome - Next Steps
MBC/108/13	Paddocks west of Saxelby Road and north of Loughborough Road, Asfordby	Asfordby	45		1	6	8	10	57	The site is able to deliver a large amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Asfordby and Melton Mowbray with good access to transport choice. Asfordby is well served by services and facilities. There are no heritage or flooding constraints identified (but part of the site is Best and Most Versatile Agricultural Land). The site is well related to the settlement and contained within the Asfordby by-pass. However, the site appears narrow and could only accommodate a small amount of development. This may come forward as a planning application but net capacity may be too small to be a suitable allocation.	The site appears narrow and could only accommodate a small amount of development. However, need to assess whether it is a suitable allocation. .	Consider within SA
MBC/106/13	Land East of Station Lane and South of Klondyke Way, Asfordby	Asfordby	15		4	4	8	10	48	The site is able to deliver a small amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Asfordby and Melton Mowbray with good access to transport choice. Asfordby is well served by services and facilities including primary school, shops and medical service. The site has some physical or environmental constraints identified (including bio-diversity & flooding). The site is well related to the settlement.	Potential allocation adjoining a Primary service centre.	Consider within SA
MBC/149b/14	Land to the east of Welby Road (4ha), Asfordby Hill	Asfordby Hill	74		2	3	9	10	52	This is part of site 149b. The site is able to contribute to delivery of new housing development at a smaller scale and is unlikely to deliver on-site social infrastructure (schools / health services etc). The site is close to Melton Mowbray which contains main services and facilities. Asfordby also contains important services and facilities (although Asfordby Hill is detached from the main village). There is good transport choice. There are no physical or environmental constraints identified (including heritage / bio-diversity / flooding), although the site contains some best and most versatile land. The site is connected to Asfordby Hill which is a small satellite settlement and further development here is likely to have an adverse impact on the character of the settlement and the countryside.	Concerns about the impact on the character of the settlement, but adjacent to a Primary Rural Centre so need to assess whether a suitable allocation.	Consider within SA

SHLAA Code	Site	Settlement	Net capacity	Relationship to existing settlement; does the site adjoin the existing settlement, is it well related?	Matrix Count				Scores (Red = -1, Yellow = 0 Amber = 3 Green = 5)	Commentary	Results	Outcome - Next Steps
					3	5	8	10				
MBC/113/13	Land of Stanton Road, Stanton Road, Asfordby Hill	Asfordby Hill	43		3	5	8	10	52	The site is able to contribute to delivery of new housing development and is unlikely to deliver on-site infrastructure. The site is close to Melton Mowbray which contains main services and facilities. Asfordby also contains important services and facilities (although Asfordby Hill is detached from the main village). There are no physical or environmental constraints identified (including heritage / bio-diversity / flooding). The site is connected to Asfordby Hill which is a small satellite settlement and further development here is likely to have an adverse impact on the character of the settlement and the countryside.	Potential allocation adjoining a secondary service centre.	Consider within SA to establish suitability as a preferred allocation.
MBC/112/13	Land off Houghton Close, Glebe Road, Asfordby Hill	Asfordby Hill	45		2	6	8	10	56	The site is able to contribute to delivery of new housing development but is unlikely to deliver on-site social infrastructure (schools / health services etc). The site is close to Melton Mowbray which contains main services and facilities. Asfordby also contains important services and facilities (although Asfordby Hill is detached from the main village). There is good transport choice. There are no physical or environmental constraints identified (including heritage / bio-diversity / flooding), although the site contains some best and most versatile land. The site is connected to Asfordby Hill which is a small satellite settlement and further development here is likely to have an adverse impact on the character of the settlement and the countryside.	Potential allocation adjoining a secondary service centre.	Consider within SA to establish suitability as a preferred allocation.
MBC/149a/14	Land to the east of Welby Road (1.8ha), Asfordby Hill	Asfordby Hill	44		3	6	7	10	50	This is part of site 149b. The site is able to contribute to delivery of new housing development at a smaller scale and is unlikely to deliver on-site social infrastructure (schools / health services etc). The site is close to Melton Mowbray which contains main services and facilities. Asfordby also contains important services and facilities (although Asfordby Hill is detached from the main village). There is good transport choice. There are no physical or environmental constraints identified (including heritage / bio-diversity / flooding), although the site contains some best and most versatile land. The site is connected to Asfordby Hill which is a small satellite settlement and further development here is likely to have an adverse impact on the character of the settlement and the countryside. Part of the site falls within the high-pressure gas line buffer zone and would require consultation with the HSE.	Not suitable for allocation	Discount from further assessments. Considered as part of MBC/149b.

SHLAA Code	Site	Settlement	Net capacity	Relationship to existing settlement; does the site adjoin the existing settlement, is it well related?	Matrix Count				Scores (Red = -1, Yellow = 0 Amber = 3 Green = 5)	Commentary	Results	Outcome - Next Steps
MBC/111/13	West Side, Asfordby Hill	Asfordby Hill	22		4	7	6	10	47	The site is only able to contribute a small amount of new housing development and is unlikely to deliver on-site social infrastructure (schools / health services etc). The site is close to Melton Mowbray which contains main services and facilities. Asfordby also contains important services and facilities (although Asfordby Hill is detached from the main village). There is good transport choice. There are bio-diversity / flooding constraints. The site is connected to Asfordby Hill which is a small satellite settlement, the scale of the proposed site is modest and does not reflect the current pattern of development.	Potential allocation adjoining a secondary service centre.	Consider within SA to establish suitability as a preferred allocation.
MBC/073/13	Land to the west of Houghton Close and south of the A6006, Asfordby Hill	Asfordby Hill	15		4	7	6	10	47	The site is only able to contribute a small amount of new housing development and is unlikely to deliver on-site social infrastructure (schools / health services etc). The site is close to Melton Mowbray which contains main services and facilities. Asfordby also contains important services and facilities (although Asfordby Hill is detached from the main village). There is good transport choice. There are no physical or environmental constraints identified (including heritage / bio-diversity / flooding). The site is connected to Asfordby Hill which is a small satellite settlement, the scale of the proposed site is modest and broadly reflects the current pattern of development and therefore is unlikely to adversely affect the character of the settlement and the countryside.	Potential allocation adjoining a secondary service centre.	Consider within SA to establish suitability as a preferred allocation.
MBC/004/15 & 004/13	Land off Crompton Road/Main Street, Asfordby Hill	Asfordby Hill	16		5	5	7	10	45	The site is only able to contribute a small amount of new housing development and is unlikely to deliver on-site social infrastructure (schools / health services etc). The site is close to Melton Mowbray which contains main services and facilities. Asfordby also contains important services and facilities (although Asfordby Hill is detached from the main village). There is good transport choice. There are no physical or environmental constraints identified (including heritage / bio-diversity / flooding). Asfordby Hill is a small satellite settlement, the scale of the proposed site is modest and reflects the current pattern of development. However, the proposal is located in an open area containing allotments and open space and is important to the character of the area. All of the site falls within the high-pressure gas line buffer zone and would require consultation with the HSE.	Potential allocation adjoining a secondary service centre.	Consider within SA to establish suitability as a preferred allocation.

SHLAA Code	Site	Settlement	Net capacity	Relationship to existing settlement; does the site adjoin the existing settlement, is it well related?	Matrix Count				Scores (Red = -1, Yellow = 0 Amber = 3 Green = 5)	Commentary	Results	Outcome - Next Steps
					3	8	5	10				
MBC/167/15	Brook Crescent, Asfordby Valley	Asfordby Valley	308	No	3	8	5	10	46	The site is able to deliver a large amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Melton Mowbray with good access to transport choice. Asfordby is well served by services and facilities, although the site is detached from the main village. There are several physical and environmental constraints identified (including bio-diversity). The site is separated from the main settlement and development here could affect its character. Extending beyond the 'defensible boundary' of the settlement is a concern.	Not suitable for allocation	Discount from further assessments
MBC/005/13	Land between Asfordby Valley and Hill, off Melton Road, Asfordby Valley	Asfordby Valley	84		3	9	4	10	44	The site is able to deliver a large amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Melton Mowbray with good access to transport choice. Asfordby is well served by services and facilities and employment, although the site is detached from the main village. There are no physical and environmental constraints identified although the site is within a mineral consultation area. The site is separated from the main settlement of Asfordby and development here could affect its character.	Represents a larger development site - overlapping site 183/15 boundaries, as other site is preferred this option should be considered in the SA. Not suitable for allocation Discount from further assessments.	Consider within the SA as part of 183/15.
MBC/183/15	Land off Melton Road, 2.3 Acres, Asfordby Valley	Asfordby Valley	23		4	9	4	10	43	The site is only able to contribute a small amount of new housing development and is unlikely to deliver on-site social infrastructure (schools / health services etc). The site is close to Melton Mowbray which contains main services and facilities. Asfordby also contains important services and facilities (although Asfordby Hill is detached from the main village). There is good transport choice. There are no physical or environmental constraints identified (including heritage / bio-diversity / flooding) The site is connected to Asfordby Hill which is a small satellite settlement, the scale of the proposed site is modest and reflects the current pattern of development and therefore is unlikely to adversely affect the character of the settlement and the countryside.	Potential allocation adjoining a secondary service centre. Site adjoins Asfordby Hill.	The site is defined as Asfordby Valley but better related to Asfordby Hill. The site should be considered within future SA to establish suitability as a preferred allocation.

SHLAA Code	Site	Settlement	Net capacity	Relationship to existing settlement; does the site adjoin the existing settlement, is it well related?	Matrix Count				Scores (Red = -1, Yellow = 0 Amber = 3 Green = 5)	Commentary	Results	Outcome - Next Steps
MBC/184/15	Land off Melton Road, Middle one, Asfordby Valley	Asfordby Valley	38		4	8	4	10	40	The site is only able to deliver a modest amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Melton Mowbray with good access to transport choice. Asfordby is well served by services and facilities, although the site is detached from the main village. There are several physical and environmental constraints identified (including bio-diversity and Best and Most Versatile agricultural land). However, the site is separated from the main settlement and development here could affect its character. Extending beyond the 'defensible boundary' of the settlement is a concern.	Not suitable for allocation	Discount from further assessments
MBC/109/13	Land to the rear of properties on the north site of Main Road, Asfordby Valley	Asfordby Valley	45		4	10	2	10	36	The site is only able to deliver a modest amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Melton Mowbray with good access to transport choice. Asfordby is well served by services and facilities, although Asfordby Valley is detached from the main village. The site has some constraints including Best and Most Versatile agricultural land. The site is also in a mineral consultation area. The site is attached to Asfordby Valley and the scale of development proposed could adversely affect its character.	Not suitable for allocation	Discount from further assessments
MBC/185/15	Land off Melton Road, 3.1 Acres, Asfordby Valley	Asfordby Valley	32		5	8	3	10	34	The site is able to deliver a modest amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Melton Mowbray with good access to transport choice. Asfordby is well served by services and facilities, although Asfordby Valley is detached from the main village. The site has some constraints including Best and Most Versatile agricultural land. The site is in a mineral consultation area. The site is remote from Asfordby Valley and the scale of development proposed could adversely affect its character.	Not suitable for allocation	Discount from further assessments
MBC/110/13	Land to the north of North View Close, Asfordby Valley	Asfordby Valley	22		6	8	2	10	28	The site is able to deliver a modest amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Melton Mowbray with good access to transport choice. Asfordby is well served by services and facilities, although Asfordby Valley is detached from the main village. The site has some constraints including Best and Most Versatile agricultural land. The site is in a mineral consultation area. The site is slightly detached from Asfordby Valley and the scale of development proposed could adversely affect its character.	Not suitable for allocation	Discount from further assessments

SHLAA Code	Site	Settlement	Net capacity	Relationship to existing settlement; does the site adjoin the existing settlement, is it well related?	Matrix Count				Scores (Red = -1, Yellow = 0 Amber = 3 Green = 5)	Commentary	Results	Outcome - Next Steps
MBC/100/13	North of Jericho Lane, to the rear of The Green, Barkestone le Vale	Barkestone le Vale	20		9	4	2	12	13	The site is only able to deliver a small amount of new development that contributes to housing, employment and infrastructure. The site is remote from main services and facilities with limited access to transport choice. There are no physical or environmental constraints identified (including heritage / bio-diversity / flooding) although some land is Best and Most Versatile Agricultural Land. Barkestone le Vale is not well served by services and facilities and transport choice is limited.	Not suitable for allocation	Discount from further assessments
MBC/101/13	South of site 57, Barkestone le Vale	Barkestone le Vale	11		10	1	4	12	13	The site is only able to deliver a small amount of new development that contributes to housing, employment and infrastructure. The village is remote from main services and facilities with limited access to transport choice. There are no physical or environmental constraints identified (including heritage / bio-diversity / flooding) although some land is Best and Most Versatile Agricultural Land. Barkestone le Vale is not well served by services and facilities and transport choice is limited. The site is an important open area that has positive benefits for the character of the settlement.	Not suitable for allocation	Discount from further assessments
MBC/057/13	Rectory Farm, Bottesford	Bottesford	259		1	5	9	11	59	The site is able to deliver a large amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Bottesford which is well-served by services and facilities and has good access to transport choice. There are some flooding constraints identified and a very small part of the site is Best and Most Versatile Agricultural Land and a very small part landfill.. The site is well-contained within the defensible boundary of the rail line and is unlikely to have an adverse impact on the character of the settlement.	Potential allocation adjoining a Primary service centre.	Consider within SA.
MBC/012/13	Land East of Belvoir Road, Bottesford	Bottesford	319		2	5	8	11	53	The site is able to deliver a large amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Bottesford which is well-served by services and facilities and has good access to transport choice. There are some flooding constraints identified and part of the site is Best and Most Versatile Agricultural Land. The site is within a mineral consultation area. The site is likely to have some negative impact on landscape setting and impact the character of the settlement and is not well-contained.	Potential for consideration as an allocation - need to establish whether the site is able to overcome the flooding constraint and whether it is sequentially preferable.	Currently subject of a planning application. Need to consider within SA.

SHLAA Code	Site	Settlement	Net capacity	Relationship to existing settlement; does the site adjoin the existing settlement, is it well related?	Matrix Count				Scores (Red = -1, Yellow = 0 Amber = 3 Green = 5)	Commentary	Results	Outcome - Next Steps
					1	6	7	11				
MBC/011/13 & 011/15	Land off Grantham Road, Bottesford	Bottesford	43		1	6	7	11	52	The site is only able to deliver a small amount of new housing development without on-site infrastructure. The site is close to main services and facilities in Bottesford which is well-served by services and facilities and has good access to transport choice. There are some flooding constraints and part of the site is Best and Most Versatile Agricultural Land. The site is likely to have some impact on the character of this part of the settlement which is characterised by linear development.	Concerns about flooding , but adjacent a Primary Service Centre (a Primary service centre).	Consider within SA.
MBC/152/15	Land at the bottom of Beacon Hill, Normanton Lane, Bottesford	Bottesford	84	No	1	8	6	11	53	The site is able to deliver a large amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Bottesford which is well-served by services and facilities and has good access to transport choice. There are some environmental constraints identified including part of the site which is designated as Best and Most Versatile Agricultural Land. The site is in a mineral consultation area. The site is likely to have some impact on the character of the settlement and is outside of the 'defensible boundary' provided by the rail line.	Not suitable for allocation	Discount from further assessments
MBC/181/15	Land off Normanton Lane, Bottesford	Bottesford	15		4	3	8	11	45	The site is only able to deliver a small amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Bottesford which is well-served by services and facilities and has good access to transport choice. There are some environmental constraints including part of the site being best and most versatile agricultural land. The site is in a mineral consultation area. The site is not well related to the residential parts of the main body of the village.	Potential allocation adjoining a Primary service centre.	Consider within SA.
MBC/010/15 & 10/13	Land Adjacent 8 Easthorpe Road, Bottesford	Bottesford	16		5	3	7	11	39	The site is able to deliver a modest amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Bottesford which is well-served by services and facilities and has good access to transport choice. There are some flooding constraints identified. The site is likely to have some impact on the character of the settlement and is not well-contained.	Concerns about settlement character, flooding and heritage assets, but adjacent a Primary Service Centre (a Primary service centre).	Consider within SA.

SHLAA Code	Site	Settlement	Net capacity	Relationship to existing settlement; does the site adjoin the existing settlement, is it well related?	Matrix Count				Scores (Red = -1, Yellow = 0 Amber = 3 Green = 5)	Commentary	Results	Outcome - Next Steps
MBC/076/13	Land Adjacent 17 Easthorpe Road, Bottesford	Bottesford	40		5	3	5	11	29	The site is able to deliver a modest amount of new housing development but without on-site infrastructure. The site is close to main services and facilities in Bottesford which is well-served by services and facilities and has good access to transport choice. There are some flooding constraints identified and part of the site is Best and Most Versatile Agricultural Land. The site is likely to have some impact on the character of the settlement and is not well-contained.	Concerns about settlement character, flooding and heritage assets, but adjacent a Primary Service Centre (a Primary service centre).	Consider within SA.
MBC/008/13	Land off Barkestone Lane, Bottesford	Bottesford	70	No	4	4	7	11	43	The site is able to deliver a modest amount of new housing development without new on-site infrastructure. The site is close to main services and facilities in Bottesford which is well-served by services and facilities and has good access to transport choice. The site is not well related to the pattern of development and is likely to have some impact on the character of the settlement. There are some flooding constraints and part of the site is Best and Most Versatile Agricultural Land. The site is also listed as a Local Wildlife Site, this would exclude it from further development considerations.	Not suitable for allocation	Discount from further assessments
MBC/097/13	Land to the south of Branston Road, between The Rock and Waltham Road, Branston	Branston	32		7	4	4	11	25	The site is able to deliver a moderate amount of new housing development without on-site infrastructure. The settlement is remote from main services and facilities with limited access to transport choice. There are some historic asset constraints as the site is located within a Conservation Area. The village is not well served by services and facilities and transport choice is limited. In addition, the proposed site is on land that has a positive impact on the character of the village.	Not suitable for allocation	Discount from further assessments
MBC/098/13	Land to the rear of 34-40 Main Street, Branston	Branston	22		7	5	3	11	23	The site is able to deliver a moderate amount of new housing development without on-site infrastructure. The settlement is remote from main services and facilities with limited access to transport choice. There are some historic asset constraints as the site is located within a Conservation Area. The village is not well served by services and facilities and transport choice is limited. In addition, the proposed site is on open land that makes a valuable contribution to the character of the village.	Not suitable for allocation	Discount from further assessments

SHLAA Code	Site	Settlement	Net capacity	Relationship to existing settlement; does the site adjoin the existing settlement, is it well related?	Matrix Count				Scores (Red = -1, Yellow = 0 Amber = 3 Green = 5)	Commentary	Results	Outcome - Next Steps
MBC/080/13	Lings View Farm, Middle Street, Croxton Kerrial	Croxton Kerrial	33		3	9	3	11	39	The site is able to deliver a moderate amount of new housing development without on-site infrastructure. The settlement is remote from main services and facilities other than the limited services & facilities and employment available within Croxton Kerrial. There is some access to transport choice with a 6 day bus service operating from the village. There are few environmental constraints on the site although the site falls within a Conservation Area and is in a mineral consultation area. In addition, the proposed site is on land that forms a protected open area which will have some relationship to the character of the village, however through careful planning its development could result in the improvement of this space.	Potential allocation adjoining a secondary service centre.	Consider within SA to establish suitability as a preferred allocation.
MBC/079/13	Land west of Saltby Road & east of Highfields Farm, Croxton Kerrial	Croxton Kerrial	33		3	10	2	11	37	The site is able to deliver a moderate amount of new housing development without on-site infrastructure. The settlement is remote from main services and facilities other than the limited services and facilities available within Croxton Kerrial. There is some access to transport choice with a 6 day bus service operating from the village. There are no physical constraints on the site. However, the site is on land that is adjacent to a Conservation Area and listed building. The site is in a mineral consultation area. The development of the site could extend the built form of the village out into open countryside, but its development could result in the better incorporation of the existing development on the northern edge of the village.	Potential allocation adjoining a secondary service centre.	Consider within SA to establish suitability as a preferred allocation.
MBC/095/13	Land to the east of Saltby Road and south of A607, Croxton Kerrial	Croxton Kerrial	13		5	7	3	11	31	The site is able to deliver only a small amount of new housing development without on-site infrastructure. The settlement is remote from main services and facilities other than the limited services and facilities available within Croxton Kerrial. There is some access to transport choice with a 6 day bus service operating from the village. There are few physical constraints although the site is adjacent to a Conservation Area.	Potential allocation adjoining a secondary service centre.	Consider within SA to establish suitability as a preferred allocation.

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MBC/096/13	Land south of Main Street (A607) and west of The Nook, Croxton Kerrial	Croxton Kerrial	38		3	11	1	11	35	The site is able to deliver a moderate amount of new housing development without on-site infrastructure. The site is remote from main services and facilities with limited access to transport choice. There are bio-diversity constraints including a SSSI within the site boundary. The site is in a mineral consultation area. Croxton Kerrial has limited services and facilities to support large scale growth and transport choice is limited. The site is not well related to the settlement and could affect its character and setting.	Concerns about character of settlement. Potential allocation adjoining a secondary service centre.	Consider within SA to establish suitability as a preferred allocation.
MBC/092/13	Farm (Church Farm) to the west of Middle Road, Croxton Kerrial	Croxton Kerrial	40		5	8	2	11	29	The site is able to deliver a moderate amount of new housing development without on-site infrastructure. The settlement is remote from main services and facilities other than the limited services and facilities available within Croxton Kerrial. There is some access to transport choice with a 6 day bus service operating from the village. There are some physical constraints as the land is partly on best and most versatile agricultural land. The site is in a mineral consultation area and most of the site is within a Conservation Area and close to a 'listed' church building. The site is within an area that possesses a very strong character and high quality setting.	Potential allocation adjoining a secondary service centre.	Consider within SA to establish suitability as a preferred allocation.
MBC/077/13	Land south of 15 Castle View Road, Easthorpe	Easthorpe	21		5	8	3	11	34	The site is only able to deliver a small amount of new housing development but without on-site infrastructure. The site is within walking and cycling distance of Bottesford village centre which is well-served by services and facilities and has good access to transport choice. There are some environmental constraints identified including Best and Most Versatile Agricultural Land and the site experiences some flooding and the site abuts a Conservation Area. The site is in a mineral consultation area. The site is likely to have some adverse impact on the character of Easthorpe.	Not suitable for allocation	Discount from further assessments
MBC/009/15	Castle View Farm, Easthorpe	Easthorpe	19		6	6	3	11	27	The site is only able to deliver a small amount of new housing development but without on-site infrastructure. The site is within walking and cycling distance of Bottesford village centre which is well-served by services and facilities and has good access to transport choice. There are some environmental constraints identified including Best and Most Versatile Agricultural Land and the site experiences some flooding and the site abuts a Conservation Area. The site is likely to have some adverse impact on the character of Easthorpe.	Not suitable for allocation	Discount from further assessments

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MBC/191/15	Land off Great Lane, Frisby on the Wreake	Frisby on the Wreake	40		2	9	4	11	45	The site is only able to deliver a small amount of new housing development without on-site infrastructure. Frisby has a limited amount of services and facilities but has good access to transport choice into Melton Mowbray. There are few environmental constraints and part of the site is Best and Most Versatile Agricultural Land. The site is likely to have some impact on the character of this part of the settlement which is characterised by linear development. Frisby on the Wreake is a secondary service centre and therefore a relatively 'sustainable' settlement where allocations are proposed.	Potential allocation adjoining a secondary service centre.	Consider within SA to establish suitability as a preferred allocation.
MBC/016/13	Land off Church Lane and Ashby Road, Gaddesby	Gaddesby	161		1	11	3	11	47	The site is able to deliver a large amount of new housing development without on-site infrastructure. Gaddesby has a limited amount of services and facilities but has some transport choice with a 6 day a week bus service. There are a few environmental constraints including impacts on bio-diversity and close proximity of the Gaddesby Conservation Area. The site is in a mineral consultation area. The site is likely to have some impact on the character of this part of the settlement which is characterised by linear development and large houses set in large plots fronting Church Lane. The location and scale of the proposal is likely to have a significant impact on the character of the settlement.	Not suitable for allocation	Discount from further assessments
MBC/017/13	Land off Pasture Lane, Gaddesby	Gaddesby	10		6	6	3	11	27	The site is only able to deliver a small amount of new housing development without on-site infrastructure. Gaddesby has a limited amount of services and facilities but has some transport choice with a 6 day a week bus service. There are few environmental constraints including impacts on bio-diversity. The site is in a mineral consultation area. The site is likely to have some impact on the character of this part of the settlement which is characterised by linear development and large houses set in large plots fronting Church Lane. The location and scale of the proposal is likely to have a significant impact on the character of the settlement.	Not suitable for allocation	Discount from further assessments
MBC/019/15	Land off Wycomb Lane, Goadby Marwood	Goadby Marwood	30		8	5	2	11	17	The site is only able to deliver a small amount of new housing development without on-site infrastructure. Goadby Marwood has a very limited amount of services and facilities and poor transport choice. There are some nearby heritage constraints as a result of two nearby listed buildings. The site is likely to have some impact on the character of this part of the settlement which is small and compact.	Not suitable for allocation	Discount from further assessments

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MBC/020/13	Former Millway Foods Premises, Colston Lane	Harby	60		5	4	6	11	37	This site is able to deliver a large amount of housing to a modest sized village. The site is no ideally located and separate from the main aspect of the village. The site was a large dairy, it is currently being demolished following years of vacancy and vandalism. Developing the site would impact on the surrounding Countryside, even given its current brown-field status, pushing development beyond the current built form. Locating homes away from services and facilities. Furthermore, the site may have contiuned opportunities as an employment site, given its separation from residential.	Not suitable for allocation	Discount from further assessments
MBC/022/13/15	Land off Nether Street	Harby	10.5		5	6	4	11	33	The site is adjacent to some of the main services and facilities of the village, garage, shop, post office. The site is currently used as allotments providing popular community facilities. Its redevelopment for residential would result in the loss of this community facility. The site would represent good infill development and subject to design could enhance/improve the current offer, perhaps through the provosion of traffic infrastructure to improve a busy junction. Harby is a 'Rural supporter settlement', whilst the site may be appropriate for development, it is not a potential allocation.	Not suitable for allocation. Needs consideration through the development management process. Replacement allotment provision to be considered before going further. Access requires consideration.	Discount from further assessments
MBC/023/13/15	The Rectory, 1 Boyers Orchard	Harby	10		5	6	4	11	33	This site is currently occupied by one large house and its gardens. The development of the site would represent good infill development. The site backs onto the Grade II listed St Marys Church and its grave yard. Symatheic design would be required to ensure the development was built out in accordance with the nearby listed building of the Old Rectory also and its listed front wall. Further landscape and heritage assessment needed.	Not a sustainable settlement.	Discount from further assessments
MBC/125/14 & 125/13	Electro Motion UK (Export) Limited, Colston Basset Lane, Hose	Hose	72		5	7	3	11	31	The site is able to deliver a large amount of new housing development without on-site infrastructure. Hose has some key services and facilities and some transport choice with a 6 day a week bus service. There are some environmetal constraints including some Best and Most Versatile agricultural land. Part of the site is withinflood zone 3. The site is detached from the main village of Hose and is likely to have a significant impact on the character of the settlement. However, the site is partly on Brownfield land and has some potential to offer envieionmental benefits.	Not suitable for allocation	Discount from further assessments

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MBC/163/15	Land opposite 11 Harby Lane, Hose	Hose	46		5	8	2	11	29	The site is able to deliver a modest amount of new housing development without on-site infrastructure. Hose has some key services and facilities and some transport choice with a 6 day a week bus service. There are some nearby heritage constraints as a result of the adjacent Conservation area. The site is likely to have some impact on the character of this part of the settlement which is small and compact. The proposal does not fit comfortably with the pattern of development. Its development would result in the loss of high grade agricultural land.	Not suitable for allocation	Discount from further assessments
MBC/024/13	Land at the rear of Ferndale, 41 Bolton Lane, Hose	Hose	11		5	7	3	11	31	The site is only able to deliver a small amount of new housing development without on-site infrastructure. Hose has some key services and facilities and some transport choice with a 6 day a week bus service. There are some nearby heritage constraints as a result of the adjacent Conservation area. The site is likely to have some impact on the character of this part of the settlement which is small and compact.	Not suitable for allocation	Discount from further assessments
MBC/025/13	Land at Main Street, Kirby Bellars	Kirby Bellars	38		3	7	5	11	43	The site is able to deliver a modest amount of new housing development without on-site infrastructure. Kirby Bellars has some services and facilities and some transport choice with a 6 day a week bus service. However, key services and facilities (including school, shop and medical facilities are absent). There are some nearby heritage constraints as a result of the adjacent Conservation area. The site is in a mineral consultation area. The site is likely to have some impact on the character of this part of the settlement which is small and compact. The proposal does not fit comfortably with the pattern of development which is linear in this part of the village.	Not suitable for allocation	Discount from further assessments
MBC/099/13	Land to the north of Croxton Lane, (rear of No. 2 to 20 Pasture Lane), Knipton	Knipton	38		6	6	3	11	27	The site is only able to deliver a small amount of new housing development without on-site infrastructure. Knipton has very limited services and facilities and some transport choice with a 6 day a week bus service. There are some nearby heritage constraints as a result of the adjacent Conservation area and listed building. The site is likely to have some impact on the character of this part of the settlement which is small and compact and defined by linear development.	Not suitable for allocation	Discount from further assessments

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					1	7	7	11				
MBC/026/15 & 026/13	Field south of Coronation Avenue, West of Melton Road, Long Clawson	Long Clawson	75		1	7	7	11	55	The site is able to deliver a large amount of new housing development without new on-site infrastructure. The site is close to some main services and facilities in Long Clawson which is well-served in terms of employment, retail, education and health services and has good access to transport choice. There are no identified insurmountable environmental constraints although a small part of the site contains a SSSI. The site is likely to have some impact on the character of this part of the settlement which is characterised by linear development fronting Melton Road, although the site would be contained by development to the north on Coronation Avenue.	Potential allocation adjoining a Primary service centre.	Consider within SA.
MBC/178/15	Land off site entrance road, Hickling Lane, Long Clawson	Long Clawson	44	No	2	7	7	11	54	The site is able to deliver a modest amount of new housing development without on-site infrastructure. The site is within walking distance of some of the main services and facilities in Long Clawson (which has retail, education and health services) and is adjacent to a main employment site. Long Clawson has good transport choice with access to a 6 day bus service. The site is detached from the main residential area of the village and is separated by the existing Long Clawson dairy and is likely to have some impact on the character of this part of the settlement which is small and compact. The proposal does not reflect the existing pattern of development.	Not suitable for allocation. Does not reflect the pattern of development.	Discount from further assessments
MBC/168/15	Land off Sandpit Lane, Long Clawson	Long Clawson	50		1	8	6	11	53	The site is able to deliver a large amount of new housing development without new on-site infrastructure. The site is close to some main services and facilities in Long Clawson which is well-served in terms of employment, retail, education and health services and has good access to transport choice. There are some environmental constraints, the site is adjacent to a SSSI and the Long Clawson Conservation Area. The site is likely to have some impact on the character of this part of the settlement which is mostly characterised by linear development fronting West End although the site would be contained by development to the east on Sand Pit Lane.	Potential allocation adjoining a Primary service centre.	Consider within SA.

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					2	8	5	11				
MBC/150/15	Birleys Garage, Waltham Lane, Long Clawson	Long Clawson	40		2	8	5	11	47	The site is able to deliver a modest amount of new housing development without on-site infrastructure. The site is within walking distance of some of the main services and facilities in Long Clawson (which has retail, education and health services). Long Clawson has good transport choice with access to a 6 day bus service. The site is close to the main residential area of the village and is on land which is partly occupied by agricultural buildings. The proposal broadly reflects the existing pattern of development but is likely to have some impact on the character of this part of the settlement by extending development along Waltham Lane which has a 'rural' feel. Any development would require sensitive design.	Potential allocation adjoining a Primary service centre.	Consider within SA.
MBC/169/15	Canal Farm, Long Clawson	Long Clawson	38		3	7	5	11	43	The site is able to deliver a modest amount of new housing development without on-site infrastructure. The site is within walking distance of some of the main services and facilities in Long Clawson (which has retail, education and health services). Long Clawson has good transport choice with access to a 6 day bus service. The site is close to the main residential area of the village and is on land which is partly occupied by agricultural buildings. There are some environmental constraints including potential impacts on bio-diversity and proximity to the nearby Long Clawson Conservation Area. The proposal broadly reflects the existing pattern of development but is likely to have some impact on the character of this part of the settlement by extending development along Hose Lane which has a 'rural' feel and is defined by strong hedge lined lanes.	Potential allocation adjoining a Primary service centre.	Consider within SA.
MBC/144/15 & 144/13	Corner of Broughton Lane and Hickling Lane, Long Clawson	Long Clawson	28		3	6	6	11	45	The site is able to deliver a modest amount of new housing development without on-site infrastructure. The site is within walking distance of some of the main services and facilities in Long Clawson (which has retail, education and health services). The site is close to a main employment area at Long Clawson dairy. Long Clawson has good transport choice with access to a 6 day bus service. The site is close to the main residential area of the village. There are some environmental constraints including potential impacts on bio-diversity. The proposal broadly reflects the existing pattern of development but is likely to have some impact on the character of this part of the settlement by extending development along Hickling Lane and Broughton Lane.	Potential allocation adjoining a Primary service centre.	Consider within SA.

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MBC/028/13	Land off Back Lane, Long Clawson	Long Clawson	22		3	8	4	11	41	The site is able to deliver a modest amount of new housing development without on-site infrastructure. The site is within walking distance of some of the main services and facilities in Long Clawson (which has retail, education and health services). The site is close to a main employment area at Long Clawson dairy. Long Clawson has good transport choice with access to a 6 day bus service. The site is close to the main residential area of the village. There are some environmental constraints including potential impacts on bio-diversity and proximity to the Long Clawson Conservation Area. The proposal broadly reflects the existing pattern of development but is likely to have some impact on the character of this part of the settlement although the recently constructed Village Hall provides some containment of the site.	Potential allocation adjoining a Primary service centre.	Consider within SA.
MBC/027/15 & 027/13	Land north of East End, (Brunts Farm, The Pinale), Long Clawson	Long Clawson	15		5	5	5	11	35	The site is only able to deliver a small amount of new housing development without new on-site infrastructure. The site is close to some main services and facilities in Long Clawson which is well-served in terms of employment, retail, education and health services and has good access to transport choice. There are no identified insurmountable environmental constraints. The site is not highly prominent when viewed from main roads within Long Clawson, although it can be seen from other public areas. Development is likely to have some impact on the character of this part of the settlement and would be a prominent projection into the Countryside, not well-contained by existing development.	Character concerns, but adjoining a Secondary service centre.	Consider within SA.
MBC/083/13	Land adjacent to Church Lane	Muston	18		9	3	3	11	15	The site is only able to deliver a small amount of new housing development without new on-site infrastructure. Muston is not well-served in terms of employment, retail, education and health services and has limited transport choice with no regular public transport service. There are no identified insurmountable environmental constraints although the site is in a mineral consultation area. The site is prominent when viewed from Church lane, but could fit with the pattern of development by adopting a linear form of large houses in wide plots fronting the street. Development is likely to have some impact on the character of this part of the settlement although the site would be contained by other development on the north-west side of Church Lane.	Not suitable for allocation	Discount from further assessments

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MBC/187/15	15 Main Street	Muston	14		10	2	3	11	11	The site is only able to deliver a small amount of new housing development without new on-site infrastructure. Muston is not well-served in terms of employment, retail, education and health services and has limited transport choice with no regular public transport service. There are no identified insurmountable environmental constraints although part of the site has the potential to flood. The site is also in a mineral consultation area. The site is not prominent when viewed from Main Road, but could be seen from other public areas including local footpaths. The proposal does not fit comfortably with the prevalent pattern of development which is linear in form. Development is likely to have some impact on the character of this part of the settlement although the site would be contained by existing development on Main Road.	Not suitable for allocation	Discount from further assessments
MBC/177/15	Middle Line, Nether Broughton	Nether Broughton	20		7	4	5	11	30	The site is only able to deliver a small / modest amount of new housing development without new on-site infrastructure. Nether Broughton is not well-served in terms of employment, retail, education and health services but has a regular 6 day public transport service. There are no identified insurmountable environmental constraints. The site is contained within the settlement boundary and broadly fits with the pattern of development. Development is likely to have some impact on the character of this part of the settlement as a result of the potential loss of an open area of importance to the character of the area.	Not suitable for allocation	Discount from further assessments
MBC/041/13 & MBC/041/15	Land off Hecadeck Lane	Nether Broughton	31		6	6	3	11	27	The site is only able to deliver a modest amount of new housing development without new on-site infrastructure. Nether Broughton is not well-served in terms of employment, retail, education and health services but has a regular 6 day public transport service. There are no identified insurmountable environmental constraints. The site is outside of the settlement boundary but would likely result in some impact on the character of the settlement through incursion into the open countryside.	Not suitable for allocation	Discount from further assessments
MBC/042/13 & MBC/042/15	Land off Nottingham Road	Nether Broughton	20		8	5	2	11	17	The site is only able to deliver a small / modest amount of new housing development without new on-site infrastructure. Nether Broughton is not well-served in terms of employment, retail, education and health services but has a regular 6 day public transport service. There are no identified insurmountable environmental constraints. The site is remote from the main body of the settlement and development would be likely to result in an adverse impact on the character of the settlement through incursion into the open countryside.	Not suitable for allocation	Discount from further assessments

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MBC/043/13	Land situated at Roseland Business Park, (residential)	Normanton	281		7	1	7	11	31	The site is able to deliver a large amount of new housing development without new on-site infrastructure. The site and the village of Normanton is not well-served in terms of services and facilities it does not have retail, education and health services and has very limited transport choice. There are some environmental constraints, the site is partly within the Normanton Conservation Area and close to existing listed buildings. The site is of a substantial scale and in the context of the existing settlement and is likely to have some impact on the character of the settlement which is mostly characterised by linear development fronting Main Street.	Not suitable for allocation	Discount from further assessments
MBC/145/14	Main street	Normanton	325		7	2	6	11	29	The site is able to deliver a large amount of new housing development without new on-site infrastructure. The site and the village of Normanton is not well-served in terms of services and facilities it does not have retail, education and health services and has very limited transport choice. There are some environmental constraints and the site is in a mineral consultation area. The site is also partly within the Normanton Conservation Area and close to existing listed buildings. The site is of a substantial scale and in the context of the existing settlement and is likely to have some impact on the character of the settlement which is mostly characterised by linear development fronting Main Street.	Not suitable for allocation	Discount from further assessments
MBC/045/13	Land at Station Road	Old Dalby	107		2	6	7	11	51	The site is able to deliver a large amount of new housing development without new on-site infrastructure. The village of Old Dalby has a limited amount of services and facilities including a primary school, it also has a choice of transport including a 6 day a week bus service. There are no significant environmental constraints identified. The proposed site is of a large scale and is not well related to the residential parts of the existing settlement of Old Dalby. Employment uses may be a preferable use.	Not suitable for allocation	Discount from further assessments

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MBC/182/15	Land off Main Road	Old Dalby	95		3	7	5	11	43	The site is able to deliver a large amount of new housing development without new on-site infrastructure. The village of Old Dalby has a limited amount of services and facilities including a primary school, it also has a choice of transport including a 6 day a week bus service. The site is adjacent to the Old Dalby Conservation Area. There are no other significant environmental constraints identified. The proposed site is of substantial scale in the context of the existing village and is adjacent to the existing settlement boundary of Old Dalby. However it has the potential to adversely affect the settlement character by extending the village significantly to the north-east.	Not suitable for allocation	Discount from further assessments
MBC/171/15	Debdale Hill Field	Old Dalby	33		3	9	3	11	39	The site is able to deliver a modest amount of new housing development without new on-site infrastructure. The village of Old Dalby has a limited amount of services and facilities including a primary school, it also has a choice of transport including a 6 day a week bus service. There are no significant environmental constraints identified, although the site has the potential to impact on the Old Dalby Conservation Area. The proposed site is of modest scale and is adjacent to the existing settlement boundary of Old Dalby although it has potential to adversely affect the settlement character by extending in a linear form to the west.	Not suitable for allocation	Discount from further assessments
MBC/172/15	South Wood Hill, F Hill Fields	Old Dalby	80		4	6	5	11	39	The site is able to deliver a large amount of new housing development without new on-site infrastructure. The village of Old Dalby has a limited amount of services and facilities including a primary school, it also has a choice of transport including a 6 day a week bus service. The site is partly within, and has the potential to impact on, the Old Dalby Conservation Area. There are no other significant environmental constraints identified. The proposed site is of substantial scale in the context of the existing village and is adjacent to the existing settlement boundary of Old Dalby. However it has the potential to adversely affect the settlement character by extending in a linear form to the south-west.	Not suitable for allocation	Discount from further assessments

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MBC/046/13	Station Lane	Old Dalby	14		6	5	4	11	29	The site is only able to deliver a small amount of new housing development without new on-site infrastructure. The village of Old Dalby has a limited amount of services and facilities including a primary school, it also has a choice of transport including a 6 day a week bus service. There are no significant environmental constraints identified. The proposed site is not well related to the residential parts of the existing settlement of Old Dalby but is mostly contained by development on off Station Road and Station lane.	Not suitable for allocation	Discount from further assessments
MBC/176/15	Queensway	Queensway	64		4	6	5	11	39	The site represents a medium sized development opportunity on the edge of the settlement. The development of the site would extend the built form into the open countryside and extend the village beyond the hub and centre of services currently provided. The scale of the development site would not reflect the surrounding area.	Not suitable for allocation	Discount from further assessments
MBC/066/13	Land at Lag Land, Thorpe Arnold	Thorpe Arnold	122		4	5	7	10	46	Large sized development site detached from the settlement and some distance from services and facilities. The site is in a mineral consultation area. Developing the site would harm the rural character of the surrounding area with development extending into the open countryside and separate from the existing built form.	Not suitable for allocation	Discount from further assessments
MBC/161/15	Land to the north west of the A607, Thorpe Arnold	Thorpe Arnold	49		5	5	6	10	40	Medium sized developed site. The site is in a mineral consultation area. Adjoins settlement edge but not the principle built area of the village. Development would extend the built form into open countryside and harm the rural character of the surrounding area.	Not suitable for allocation	Discount from further assessments
MBC/160/15	Land to the south east of the A607, Thorpe Arnold	Thorpe Arnold	27		3	10	3	10	42	A medium sized site with frontage along the main road and Adjacent to the cemetery/Protected Open Area. The site is in a mineral consultation area. The development of the site would extend the built form into open countryside and part of the Protected Open Area. The site would represent an extension of the village, beyond the current built form causing harm to the character and form of the local area.	Not suitable for allocation	Discount from further assessments
MBC/174/15	The Holding, Waltham Road, Thorpe Arnold	Thorpe Arnold	44		5	7	4	10	36	Medium sized site there is evidence of biodiversity and geodiversity opposite the site which needs to be appropriately considered. The site forms part of the Area of Separation for Melton and Thorpe Arnold its development would have implications for landscape and the setting of the area.	Not suitable for allocation	Discount from further assessments
MBC/173/15	Avahan, Waltham Road, Thorpe Arnold	Thorpe Arnold	10		5	7	4	10	36	A small site within the principle built form of the village, but extending out into the open countryside. The development of the site would push the built form beyond the current built edge and this would cause harm to the character and surrounding of the local area.	Not suitable for allocation.	Discount from further assessments

SHLAA Code	Site	Settlement	Net capacity	Relationship to existing settlement; does the site adjoin the existing settlement, is it well related?	Matrix Count				Scores (Red = -1, Yellow = 0 Amber = 3 Green = 5)	Commentary	Results	Outcome - Next Steps
					7	2	6	11				
MBC/050/13	Land South of Twyford	Twyford	68		7	2	6	11	29	Large scale development site detached from the settlement and some distance from services and facilities. Developing the site would have a harmful impact on the rural character of the settlement, by pushing development beyond the current built form and further into the open countryside	Not suitable for allocation	Discount from further assessments
MBC/164/15	Land East of Melton Road. Waltham on the Wolds	Waltham on the Wolds	50		1	6	8	11	57	Offers opportunity for medium scale development. Site is located on main route of village and well related to the settlement, which is a Primary Rural centre.	Potential allocation adjoining a Primary service centre.	Consider within SA.
MBC/140/13	Land East of Melton Road (Small site) Waltham on the Wolds	Waltham on the Wolds	15		4	4	7	11	43	Small site, also considered as part of larger site above. Sites offer could be limited in respect of housing choice or affordable housing provision, but perhaps more in keeping with settlement character due to being a smaller development site.	Favoured allocation/development site	Consider through SA as part of MBC/164
MBC/055/13	Land adjacent of Bescaby Lane. Waltham on the Wolds	Waltham on the Wolds	88		2	6	7	11	51	Offers opportunity for medium scale development, but the site is detached from the main body of the village and its facilities. Access issues also require careful consideration. The site is however, close to a Primary Rural centre and should be considered through SA to assess implications.	Potential allocation adjoining a Primary service centre.	Consider within SA.
MBC/192/15	Land at Manor Farm, rear of High Street. Waltham on the Wolds	Waltham on the Wolds	168		2	7	6	11	49	Offers opportunity for large scale development but is detached from the main body of the settlement and the potential harm to surrounding open countryside requires careful assessment. The site is in a mineral consultation area.	Potential allocation adjoining a Primary service centre.	Consider within SA.
MBC/054/13	Land at 48 High Street. Waltham on the Wolds	Waltham on the Wolds	16		5	6	4	11	33	Small site - offer could be limited in respect of housing choice or affordable housing provision, but perhaps more in keeping with settlement character although some concern regarding relationship to conservation area and historic settlement character. The site is partly within a mineral consultation area.	Potential allocation adjoining a Primary service centre.	Consider within SA.
MBC/069/13	Land known as The Adcocks, Wymondham	Wymondham	127	No	7	3	5	11	27	Large scale development site detached from the settlement, with no relationship to the centre of the settlement and its services/facilities. Part of the site (c.5% is former landfill). The proposal would result in development in the open countryside impacting upon the rural character of the settlement. Part of the site is within flood zone 3 - but less than 5%. The development of the site would have an impact on the rural character of the area, pushing development into the open countryside and beyond existing built forms.	Not suitable for allocation	Discount from further assessments
MBC/067/13	Land known as Gills Field, Wymondham	Wymondham	111	No	7	2	6	11	29	The site represents a large development site some distance away from the village and its services and facilities. The development of this site would have a negative impact on the rural character of the area locating development in isolation to the existing settlement and built form.	Not suitable for allocation	Discount from further assessments

SHLAA Code	Site	Settlement	Net capacity	Relationship to existing settlement; does the site adjoin the existing settlement, is it well related?	Matrix Count				Scores (Red = -1, Yellow = 0 Amber = 3 Green = 5)	Commentary	Results	Outcome - Next Steps
					5	4	6	11				
MBC/070/13	Land known as Brickyard lane, Wymondham	Wymondham	74		5	4	6	11	37	This site would represent a medium sized development site, opposite the current village and its existing built form. The development of the site would extend development into the open countryside and the impact on the surrounding area (extending the built form) beyond current boundaries needs careful assessment.	Potential allocation adjoining a Secondary service centre.	Consider within SA.
MBC/056/13	Glebe Road, Wymondham	Wymondham	113		4	5	6	11	41	Site represents a large scale development site that adjoins the settlement edge. Its development would extend the current built form into the open countryside leading to possible negative impacts upon the rural character of the settlement, perhaps if a smaller portion of the site was developed these impacts could be managed/mitigated.	Potential allocation adjoining a Secondary service centre.	Consider within SA.
MBC/071/13	Land known as Brickyard Lane, Wymondham	Wymondham	74	No	8	1	6	11	25	This site represents a large development opportunity adjacent to the existing settlement. Developing the site would not be in keeping with the rural character of the area extending into the open countryside. The site is separate from the existing settlement and its services and facilities. Its development would need not be in accordance with the existing built form and would represent unrelated and unsustainable development in an isolated location.	Not suitable for allocation	Discount from further assessments
MBC/072/13	The Station Yard, Wymondham	Wymondham	31	No	10	1	4	11	13	Large scale development site detached from the settlement and some distance from the centre of the settlement and services/facilities. Would result in development in the open countryside impacting upon the rural character of the settlement.	Not suitable for allocation	Discount from further assessments
MBC/068/13	Land off Rookery Lane, Wymondham	Wymondham	20		7	2	6	11	29	Medium scale development site, adjacent to settlement boundary but separate from settlement centre and services/facilities. Could offer a potential development site but impact on conservation area, nearby listed building and surrounding landscape needs further consideration to assess full impact. Access also needs full consideration, as whilst there is some road frontage the suitability is not yet known.	Possible small scale allocation, but further consideration needed in terms of the impact on landscape and character of the village.	Consider within SA
MBC/141/13	Land South of Tofts Hill	Stathern	30		4	8	3	11	35	Edge of settlement development, not well related to the village and extending up into higher ground. Potential for negative impacts on the landscape and setting of the village, but adjoins the settlement edge and could deliver a suitable number of dwellings to the village.	Potential allocation adjoining a Secondary service centre.	Consider within SA.
MBC/195/15	Land off Harby/Penn Lane	Stathern	351	No	7	4	6	11	35	Large site separate from the settlement, no relationship to the settlement and its services/facilities. Developing the site would result in an isolated and unsustainable settlement of houses.	Not suitable for allocation	Discount from further assessments

SHLAA Code	Site	Settlement	Net capacity	Relationship to existing settlement; does the site adjoin the existing settlement, is it well related?	Matrix Count				Scores (Red = -1, Yellow = 0 Amber = 3 Green = 5)	Commentary	Results	Outcome - Next Steps
					3	10	2	11				
MBC/048/13	Land off Burrough Road	Somerby	35		3	10	2	11	37	Medium sized development site, located on the north-western edge of the village. Some relationship to the settlement, but would extend the built form in a linear development pattern. Adjoining conservation area and Argicultural land grade 3A need careful consideration.	Potential allocation adjoining a Secondary service centre.	Consider within SA.
MBC/146/14	Football field	Somerby	33		3	8	4	11	41	Medium development site located on the south-eastern edge of the settlement, would represent squaring off of the current developed form and could be utilised to improve the developed edge of this end of the settlement, potential for gateway gains. However developing the site would result in the loss of a recreation space, although replacement provision could be accomdated within the wider development area of the site.	Potential allocation adjoining a Secondary service centre.	Consider within SA.
MBC/037/13	Silverdale, Scalford Road	Melton Mowbray	16		2	1	12	11	61	Small scale infill development site. Currently occupied by a vacant care building. Site is owned by Leicestershire County Council. This site is within walking distance of the main town centre, which provides access to all the main services and facilities. The site being previously developed, and within the principle urban area of Melton Mowbray supports its redevelopment for housing.	Favoured Allocation	
MBC/132/13	Land fronting Dieppe Way, Scalford Road	Melton Mowbray	37.6		0	3	12	11	69	Small to Medium development site, currently vacant allotments and garden land. The development of this site would represent infilling of vacant land within the principle urban area with good access to the main town centre and its services and facilities. The site is known to suffer with viability issues, on account of anticipated land values. Some additional insight into viability, to ensure the deliverability of the site may be required.	Favoured Allocation	
MBC/133/13+14	St Marys Hospital, Thorpe Road	Melton Mowbray	36.8		0	3	12	11	69	The site forms the frontage to the older parts of the St Mary's hospital site. It has been deemed surpluses to current requirements by the NHS property team. This is an infill, previously developed site that would benefit, as would the local area, from its redevelopment for housing. The site is within walking distance of the main town centre which provides access to all key services and facilities.	Favoured Allocation	
MBC/135/13	Beebys Yard, Burton Street	Melton Mowbray	16.4		2	1	12	11	61	Small scale infill development site. The site currently comprises vacant units in a state of disrepair. Its redevelopment would be positive both for the site and the local area. This site is within walking distance of the main town centre, which provides access to all the main services and facilities. The site had planning consent, however the S106 agreement was never signed, as a result the consent has lapsed. There is a need to consider highways and access requirements.	Favoured Allocation	

SHLAA Code	Site	Settlement	Net capacity	Relationship to existing settlement; does the site adjoin the existing settlement, is it well related?	Matrix Count				Scores (Red = -1, Yellow = 0 Amber = 3 Green = 5)	Commentary	Results	Outcome - Next Steps
		Primary Rural Centres Total Allocation Unit numbers:										

APPENDIX E - SITE ASSESSMENT – REASONABLE OPTIONS

The following sites are put forward as reasonable alternatives for consideration in the SA process.

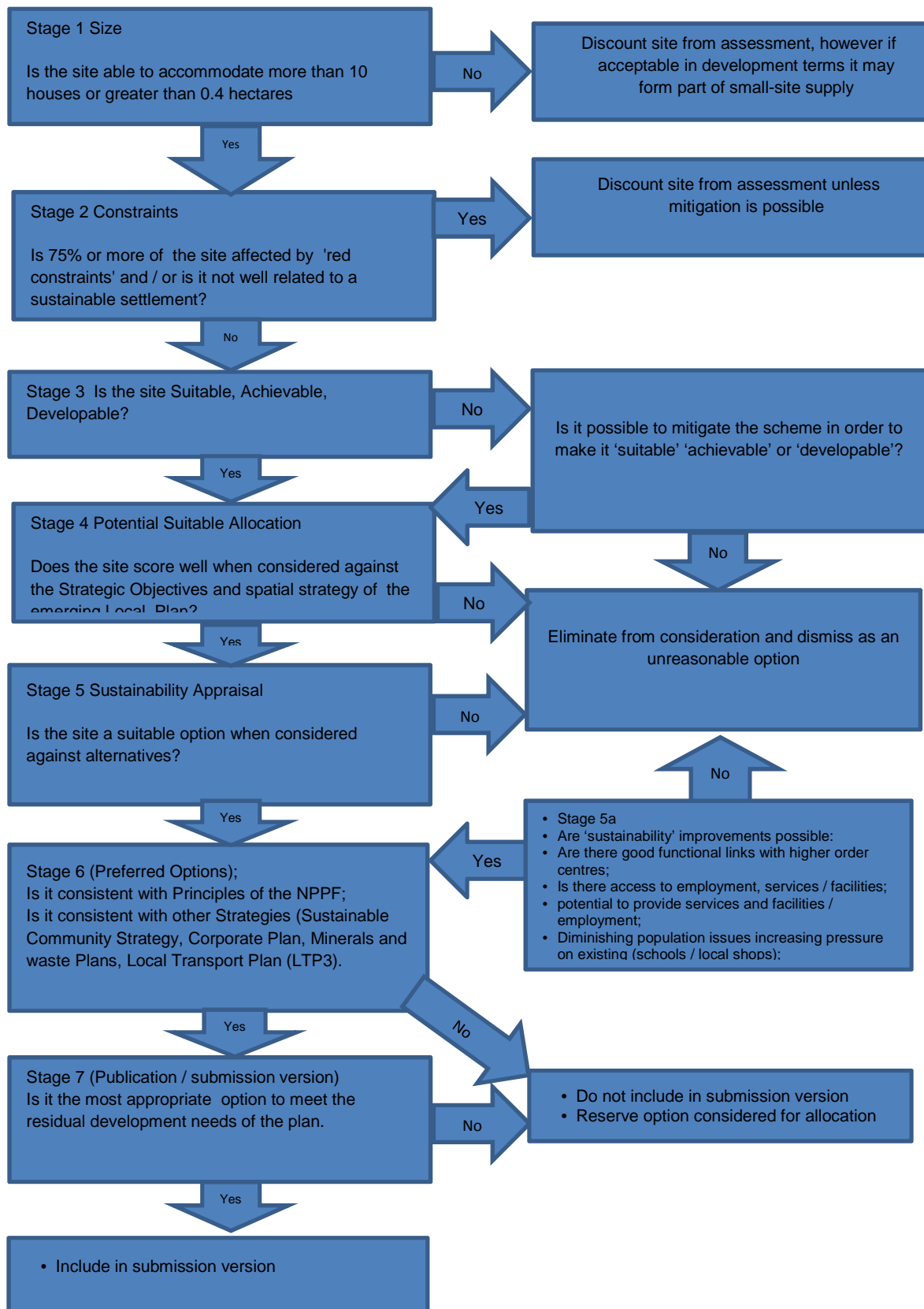
	SHLAA Code	Combined/Overlap	Site	Ranking	Settlement
1.	MBC/104/13		Fields South of Bypass and North of Regency Road, Asfordby	Primary Rural Centre	Asfordby
2.	MBC/148/14		Land at Station Lane, Asfordby	Primary Rural Centre	Asfordby
3.	MBC/108/13		Paddocks west of Saxelby Road and north of Loughborough Road, Asfordby	Primary Rural Centre	Asfordby
4.	MBC/106/13		Land East of Station Lane and South of Klondyke Way, Asfordby	Primary Rural Centre	Asfordby
5.	MBC/149b/14	Yes-overlaps with MBC/149a/15. This site represents the widest extent.	Land to the east of Welby Road (4ha), Asfordby Hill	Secondary Rural Centre	Asfordby Hill
6.	MBC/113/13		Land of Stanton Road, Stanton Road, Asfordby Hill	Secondary Rural Centre	Asfordby Hill
7.	MBC/073/13		Land to the west of Houghton Close and south of the A6006, Asfordby Hill	Secondary Rural Centre	Asfordby Hill
8.	MBC/112/13		Land off Houghton Close, Glebe Road, Asfordby Hill	Secondary Rural Centre	Asfordby Hill
9.	MBC/111/13		West Side, Asfordby Hill	Secondary Rural Centre	Asfordby Hill
10.	MBC/004/15		Land off Crompton Road/Main Street, Asfordby Hill	Secondary Rural Centre	Asfordby Hill
11.	MBC/057/13		Rectory Farm, Bottesford	Primary Rural Centre	Bottesford
12.	MBC/012/13		Land East of Belvoir Road, Bottesford	Primary Rural Centre	Bottesford

13.	MBC/011/13		Land off Grantham Road, Bottesford	Primary Rural Centre	Bottesford
14.	MBC/181/15		Land off Normanton Lane, Bottesford	Primary Rural Centre	Bottesford
15.	MBC/010/15		Land Adjacent 8 Easthorpe Road, Bottesford	Primary Rural Centre	Bottesford
16.	MBC/076/13		Land Adjacent 17 Easthorpe Road, Bottesford	Primary Rural Centre	Bottesford
17.	MBC/080/13		Lings View Farm, Middle Street, Croxton Kerrial	Secondary Rural Centre	Croxton Kerrial
18.	MBC/079/13		Land west of Saltby Road & east of Highfields Farm, Croxton Kerrial	Secondary Rural Centre	Croxton Kerrial
19.	MBC/095/13		Land to the east of Saltby Road and south of A607, Croxton Kerrial	Secondary Rural Centre	Croxton Kerrial
20.	MBC/096/13		Land south of Main Street (A607) and west of The Nook, Croxton Kerrial	Secondary Rural Centre	Croxton Kerrial
21.	MBC/092/13		Farm (Church Farm) to the west of Middle Road, Croxton Kerrial	Secondary Rural Centre	Croxton Kerrial
22.	MBC/191/15		Land off Great Lane, Frisby on the Wreake	Secondary Rural Centre	Frisby on the Wreake
23.	MBC/026/15		Field south of Coronation Avenue, West of Melton Road, Long Clawson	Primary Rural Centre	Long Clawson
24.	MBC/168/15		Land off Sandpit Lane, Long Clawson	Primary Rural Centre	Long Clawson
25.	MBC/150/15		Birleys Garage, Waltham Lane, Long Clawson	Primary Rural Centre	Long Clawson
26.	MBC/169/15		Canal Farm, Long Clawson	Primary Rural Centre	Long Clawson
27.	MBC/144/15		Corner of Broughton Lane and Hickling Lane, Long Clawson	Primary Rural Centre	Long Clawson

28.	MBC/028/13		Land off Back Lane, Long Clawson	Primary Rural Centre	Long Clawson
29.	MBC/027/15		Land north of East End, (Brunts Farm, The Pinale), Long Clawson	Primary Rural Centre	Long Clawson
30.	MBC/164/15	Yes – MBC/140/13. This site represents the widest extent.	Land East of Melton Road. Waltham on the Wolds	Primary Rural Centre	Waltham on the Wolds
31.	MBC/055/13		Land adjacent of Bescaby Lane. Waltham on the Wolds	Primary Rural Centre	Waltham on the Wolds
32.	MBC/192/15		Land at Manor Farm, rear of High Street. Waltham on the Wolds	Primary Rural Centre	Waltham on the Wolds
33.	MBC/054/13		Land at 48 High Street. Waltham on the Wolds	Primary Rural Centre	Waltham on the Wolds
34.	MBC/070/13		Land known as Brickyard lane, Wymondham	Secondary Rural Centre	Wymondham
35.	MBC/056/13		Glebe Road, Wymondham	Secondary Rural Centre	Wymondham
36.	MBC/068/13		Land off Rookery Lane, Wymondham	Secondary Rural Centre	Wymondham
37.	MBC/141/13		Land South of Tofts Hill	Secondary Rural Centre	Stathern
38.	MBC/048/13		Land off Burrough Road	Secondary Rural Centre	Somerby
39.	MBC/146/14		Football field	Secondary Rural Centre	Somerby

The reference numbers are taken from the Melton 2014 SHLAA. The first part MBC/001 relates to the sites individual code and the last part /14 relates to the year the site was submitted to the SHLAA for consideration. If the site has been submitted annually, the most recent site code has been applied to ensure the most recent and up to date information is considered. Maps are provided which detail the location of each site individually and as part of the wider settlement or village area.

Appendix F – Site Assessment sieving flowchart



Appendix G - Settlement Hierarchy

STRATEGIC LOCATION	SETTLEMENT
MAIN URBAN AREA	MELTON MOWBRAY
PRIMARY SERVICE CENTRES	ASFORDBY, BOTTESFORD, LONG CLAWSON AND WALTHAM ON THE WOLDS
SECONDARY RURAL SERVICE CENTRE	SOMERBY, CROXTON KERRIAL, FRISBY ON THE WREAKE, STATHERN, ASFORDBY HILL, WYMONDHAM
RURAL SUPPORTER SETTLEMENTS	SCALFORD, HOSE, OLD DALBY, HARBY, KIRBY BELLARS, KNIPTON, BUCKMINSTER, NETHER BROUGHTON, SEWSTERN, GREAT DALBY, PLUNGAR, AB KETTLEBY, HOBY, GADDESBY, THORPE ARNOLD, BURTON LAZARS, EASTHORPE, QUEENSWAY, TWYFORD, THORPE SATCHVILLE, EASTWELL, SALTBY, BURROUGH ON THE HILL, PICKWELL
RURAL SETTLEMENTS	KNOSSINGTON, REDMILE, SPROXTON, BROOKSBY, ASHBY FOLLVILLE, MUSTON, BARKESTONE LE VALE, EATON, STONESBY, BRANSTON, RAGDALE, GRIMSTON, ROTHERBY, SAXELBYE, STAPLEFORD, GARTHORPE, HOLWELL, COLD OVERTON, ASFORDBY VALLEY, SAXBY, BELVOIR, HARSTON, EDMONDTHORPE, COSTON, WYFORDBY, FREEBY, WARTNABY, LITTLE DALBY, JOHN O GAUNT, BARSBY, BRENTINGBY, SHOBY, WELBY, GOADBY MARWOOD, CHADWELL, LEESTHORPE, NORMANTON, BESCABY AND WYCOMB