

### Site details

Settlement	Asfordby Hill	
Site Address	Land off Crompton Road / Main Street, Asfordby Hill	
SHLAA ref (if available)	MBC/004/13	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 0.65ha	Net site area: 0.65ha
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 16-20	Net Capacity: (@30/40dph) 16

### Site assessment

<b>Planning merits</b>		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Yes, potential for market and affordable dwellings	++
Relationship / connectivity with host settlement;	The site is adjacent to the existing built form of the village, to the east of the existing housing development. Whilst it would have good pedestrian connectivity to the village, it is not clear that there is a vehicular access to the site from either Main	-

	Street or Crompton Road.	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	Within walking distance to bus services to Leicester / Melton / Loughborough around 50m from the site. There is a zebra crossing to assist pedestrians crossing the A6006 to access services towards Melton and Grantham. The primary school is within approximately 100 metres of the site, along with a local sports / recreation facility further to the north.	++
Proximity to employment;	Some retail employment in Asfordby village approximately 2km from the site, some industry at the Asfordby business park to the north and other major employment in Melton (4 miles), Leicester, Nottingham and Grantham	+
Availability of public transport;	There is a service Leicester to Melton (and vice versa) every 20 minutes. There is a Grantham / Loughborough bus service that passes through Asfordby Hill once an hour.	++
Brownfield land.	No, the site is greenfield.	- -
Loss of employment or other beneficial use	The site has been identified as a Local Green Space within the evidence documents for the emerging local plan. It is described as a wooded, intimate green space behind rear gardens, with limited functionality. It provides informal recreation and some biodiversity value, and it could be better linked to adjacent spaces to increase permeability and visibility. The proposed strategy is to enhance the space.	- -

<b>Site constraints</b>
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<sup>1</sup> MfS indicates 800 metres can be walkable.

Issue	Comments	Potential impact
Access / including public footpath access;	There is no vehicular access to the site, and no public footpaths through the site or which could be easily joined to.	- -
Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	<p>The development may generate 4 primary school places and 3 secondary school places.</p> <p>Asfordby Hill Primary School is approximately 100m from the site and has a capacity of 157 with 153 pupils enrolled at present. Projections show that the school will be oversubscribed in the coming years. The nearest secondary schools are Longfield and John Ferneley in Melton Mowbray to which pupils would catch the bus. These schools presently have a capacity of x.</p>	+
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no heritage assets in or close to the site.	++
Flooding/Drainage	None – the site is within flood zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	There is no evidence of protected species on site, however a protected species survey may be required as the site is bound by mature hedgerows.	+

TPO / Ancient woodland;	None	++
Historic Park;	N/A	++
Technical constraints (contamination / land stability);	There is a high pressure gas pipeline to the east of the site, however the buffer does not cover the site. The site is included within the buffer / consultation zone for an oil pipeline which may cause issues, however housing development has taken place close by in recent years and has not had issues.	-
Landscape designation ( <i>influence report – designation</i> ).	The site is not recognised within a landscape character zone, however it has been identified as a Local Green Space as discussed above.	- -
Visual Impact	The site is located behind mature hedgerows on a green space behind rear gardens. As such, any development would be very well screened from the surrounding countryside. Whilst the visual impact would be low, it would represent the loss of a Local Green Space which would be detrimental to the village.	- -
Agricultural Land classification	The site does not form part of any agricultural land classification.	++
Noise or other pollutants	Possible issues arising from the oil pipeline consultation zone that cannot be known until a consultation is undertaken. Some potential for noise from the adjacent A6006.	+

<b>Deliverability constraints</b>		
<b>Issue</b>	<b>Comments</b>	<b>Potential impacts</b>
Viability;	It is possible that the oil pipeline consultation would affect viability.	-
Known market constraints;	No known market constraints	++
Land ownership constraints;	None known	++

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

**Sustainability Appraisal summary**

N/A

**Overall summary**

The site has no apparent vehicular access, and whilst is very closely related to the village, would be undevelopable if no access could be

achieved. Furthermore, the site has been identified as a Local Green Space and whilst the development of the site would have a negligible visual impact, the loss of the green space would be regrettable. As such, the site is not recommended for development.

**Mitigation / Issues to address in policy**

Oil pipeline consultation zone.

Highways / access

Local Green Space designation

The level of contribution required in order to meet education, health care and other necessary infrastructure requirements

Consultation Responses

### Site details

Settlement	Asfordby Hill	
Site Address	West Side, Asfordby Hill	
SHLAA ref (if available)	MBC/111/13	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	No	
Site Area	Gross site area: 0.68ha	Net site area: 0.2ha (owing to contamination issues)
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 26	Net Capacity: (@30/40dph) 6

### Site assessment

<b>Planning merits</b>		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Yes, potential for market and affordable dwellings – however only 6 as a net figure.	+
Relationship / connectivity with host settlement;	The site is situated to the west of existing Victorian terraced housing, adjacent to the village of Asfordby Hill. It is well connected to the village, although there is no 'village centre' as such to Asfordby Hill.	+

Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	Within walking distance to bus services to Leicester / Melton / Loughborough around 300m from the site. There is a zebra crossing to assist pedestrians crossing the A6006 to access services towards Leicester / Loughborough. The primary school is within approximately 100 metres of the site, along with a local sports / recreation facility to the north.	++
Proximity to employment;	Some retail employment in Asfordby village approximately 2km from the site, some industry at the Asfordby business park to the north and other major employment in Melton (4 miles), Leicester, Nottingham and Grantham	+
Availability of public transport;	There is a service Leicester to Melton (and vice versa) every 20 minutes. There is a Grantham / Loughborough bus service that passes through Asfordby Hill once an hour.	++
Brownfield land.	No, the site is greenfield and has very heavy tree coverage at present.	- -
Loss of employment or other beneficial use	None	++

#### Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	Access to the site would be created along existing residential roads in Asfordby Hill, where there are pavements for pedestrians to access public transport and the local primary school.	++

<sup>1</sup> Mfs indicates 800 metres can be walkable.



Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	<p>The development may generate 1 primary school place and 1 secondary school place.</p> <p>Asfordby Hill Primary School is approximately 200m from the site and has a capacity of 157 with 153 pupils enrolled at present. Projections show that the school will be oversubscribed in the coming years. The nearest secondary schools are Longfield and John Ferneley in Melton Mowbray to which pupils would catch the bus. The capacity of these schools is not known at present.</p>	+
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no heritage assets in or close to the site.	++
Flooding/Drainage	None – the site is within flood zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Due to the heavily treed nature of the site it is likely that it is used by nesting birds / bats / owls and as such a protected species survey and potential mitigation may be required.	+
TPO / Ancient woodland;	None	++

Historic Park;	N/A	++
Technical constraints (contamination / land stability);	<p>The site is immediately adjacent to land marked as 2006 quality employment area, however this changed in the 2015 employment sites.</p> <p>Immediately to the east of the site is the train line used for testing trains. It enters a tunnel to the west of the site which emerges to the south east of the settlement. It is not known if this would cause an issue with building on the site. The line is electrified.</p> <p>The whole site is within the consultation zone for an oil pipeline which may cause additional issues.</p>	-
Landscape designation ( <i>influence report – designation</i> ).	LCZ 1 Asfordby Hill. Overall landscape sensitivity of this area to residential development is judged to <b>medium to low</b> . The sense of detachment from the residential area increases landscape sensitivity, whilst the interrupted pattern and partly enclosed visual character reduces sensitivity. With this overall judgement it is recognised that aspects such as the mosaic landscape pattern and more exposed northern parts are comparatively important.	+
Visual Impact	The site is immediately adjacent to existing residential development, and closely related to the existing built form of the village. It is considered that the visual impact of development of this site would be well contained and easily mitigated.	++
Agricultural Land classification	The land is not classified as agricultural.	0

Noise or other pollutants	<p>It is likely that there would be some noise disturbance from the electrified train line used for testing high speed trains and London underground trains.</p> <p>A significant part of the north west of the site is considered to be 'contaminated land' related to the old iron works.</p>	-
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<b>Deliverability constraints</b>		
Issue	Comments	Potential impacts
Viability;	It is possible that the land contamination would affect viability in addition to potential ecology issues.	-
Known market constraints;	No known market constraints	++
Land ownership constraints;	None known	++

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

**Sustainability Appraisal summary**

N/A

**Overall summary**

Whilst the visual impact of the proposal would not be considered to be detrimental, and there is good access to the village from the site, there are various unknowns that could impact upon the site. There is potential for noise and disruption from the train line which enters a tunnel close to the site. Furthermore, a large proportion of the site is known to be contaminated from the old iron works which may affect both viability and the amount of houses that could be provided on the site if the contamination cannot be cleared.

**Mitigation / Issues to address in policy**

Land contamination  
Ecology issues from trees and associated land clearance  
Noise from train line / issues building over the train tunnel  
The level of contribution required in order to meet education, health care and other necessary infrastructure requirements

**Consultation Responses**

### Site details

Settlement	Asfordby Hill	
Site Address	Land off Houghton Close, Glebe Road, Asfordby Hill	
SHLAA ref (if available)	MBC/112/13	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	Part of the site (south of Houghton Close) has been granted planning permission 15/00201/FUL which is currently under construction.	
Site Area	Gross site area: 1.62ha	Net site area: 1.62ha
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 53	Net Capacity: (@30/40dph) 49

### Site assessment

<b>Planning merits</b>		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Yes, potential for more than 20 market and affordable dwellings	++
Relationship / connectivity with host settlement;	The site is situated to the south west of the existing housing estate on Asfordby Hill, and is well connected to the village by the existing footpaths and highways. Glebe Road is however particularly narrow and traffic would struggle to pass, therefore	+

	unless the main access could be achieved from Crompton Road the site may be unsuitable in terms of connectivity for vehicular traffic.	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	Within walking distance to bus services to Leicester / Melton / Loughborough around 200m from the site. There is a zebra crossing to assist pedestrians crossing the A6006 to access services towards Melton and Grantham. The primary school is within approximately 300 metres of the site, along with a local sports / recreation facility further to the north.	++
Proximity to employment;	Some retail employment in Asfordby village approximately 2km from the site, some industry at the Asfordby business park to the north and other major employment in Melton (4 miles), Leicester, Nottingham and Grantham	+
Availability of public transport;	There is a service Leicester to Melton (and vice versa) every 20 minutes. There is a Grantham / Loughborough bus service that passes through Asfordby Hill once an hour.	++
Brownfield land.	No, the site is greenfield.	- -
Loss of employment or other beneficial use	None	++

<b>Site constraints</b>		
Issue	Comments	Potential impact

<sup>1</sup> MfS indicates 800 metres can be walkable.

Access / including public footpath access;	There are no public footpaths through the site, however subject to adequate vehicular access being provided from Crompton Road rather than Glebe Road, the site would be easily accessible.	++
Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	<p>The development may generate 10 primary school places and 8 secondary school places.</p> <p>Asfordby Hill Primary School is approximately 200m from the site and has a capacity of 157 with 153 pupils enrolled at present. Projections show that the school will be oversubscribed in the coming years. The nearest secondary schools are Longfield and John Ferneley in Melton Mowbray to which pupils would catch the bus. The capacity of these schools is not known at present.</p>	-
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no heritage assets in or close to the site.	++
Flooding/Drainage	None – the site is within flood zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	There is no evidence of protected species on site, however a protected species survey may be required as the site is bound by mature hedgerows.	+

TPO / Ancient woodland;	None	++
Historic Park;	N/A	++
Technical constraints (contamination / land stability);	<p>There is a high pressure gas pipeline to the east of the site, however the buffer does not cover the site. The site is included within the buffer / consultation zone for an oil pipeline, although other housing development is taking place at present within the buffer area.</p> <p>There may be a highways constraint in accessing the site if this can only be done from Glebe Road as the road is narrow and two cars would not be able to pass. Ideally access should be from Crompton Road.</p>	-
Landscape designation ( <i>influence report – designation</i> ).	LCZ 2 Asfordby Hill. Overall landscape sensitivity of this LCZ in relation to the settlement is judged to be <b>medium</b> . This is by virtue of the riverine landscape, which would be sensitive, offset by the simpler and more eroded valley side landscape pattern and the perception of settlement edge influences to the valley crests.	0
Visual Impact	The site is immediately to the south west of the existing built form of Asfordby Hill, at the end of roads which appear to be unfinished, adjacent to a housing development of poor architectural quality. The site (and the adjacent site to the south east) sits within the zone marked to be the separation area between Asfordby Hill and the village of Kirby Bellars. The study which identified this separation area seems to refer more heavily to the protection of the land to the north of Kirby Bellars	+



	<p>and to the east of the river.</p> <p>Development on some (possibly not all) of this site, in addition to the one to the south east, could be beneficial to the overall character and appearance of the southern edge of Asfordby Hill, creating a more pleasant buffer between the countryside and the built form of the village. The site is some distance from the river and the visual impact, subject to careful design could be considered to be low.</p>	
Agricultural Land classification	The site does not form part of any agricultural land classification.	0
Noise or other pollutants	None identified.	0

#### Deliverability constraints

Issue	Comments	Potential impacts
Viability;	It is possible that the oil pipeline consultation would affect viability.	-
Known market constraints;	No known market constraints	++
Land ownership constraints;	None known	++

**Expected Delivery (Trajectory)**

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

**Sustainability Appraisal summary**

N/A

**Overall summary**

The visual impact of the development of part of this site would not be considered to be detrimental. There is good pedestrian access to the village and transport links from the site. It is considered that the development of the site (in addition to the one to the south east) could provide a more acceptable visual buffer between the village and the countryside than that currently provided by the existing housing development.

There is a potential issue surrounding the oil pipeline consultation zone, which could affect viability on the site and there are potential highways access issues if the site must be accessed from Glebe Road. This road is very narrow and could not take further two way traffic to access additional housing. Ideally access should be from Crompton Road which is wider and has better visibility.

**Mitigation / Issues to address in policy**

Oil pipeline consultation zone.

Highways / access from Glebe Road.

The level of contribution required in order to meet education, health care and other necessary infrastructure requirements

**Consultation Responses**



### Site details

Settlement	Asfordby Hill	
Site Address	++	
SHLAA ref (if available)	MBC/113/13	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	No	
Site Area	Gross site area: 1.9ha	Net site area: 1.9ha
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 51	Net Capacity: (@30/40dph) 47

### Site assessment

<b>Planning merits</b>		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Yes, potential for more than 20 market and affordable dwellings	++
Relationship / connectivity with host settlement;	The site is situated to the south of the existing housing estate on Asfordby Hill, and is well connected to the village by the existing footpaths and highways. Stanton Road is however particularly narrow and traffic would struggle to pass, therefore	+

	unless access could be achieved from Crompton Road the site may be unsuitable in terms of connectivity for vehicular traffic.	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	Within walking distance to bus services to Leicester / Melton / Loughborough around 300m from the site. There is a zebra crossing to assist pedestrians crossing the A6006 to access services towards Melton and Grantham. The primary school is within approximately 400 metres of the site, along with a local sports / recreation facility further to the north.	++
Proximity to employment;	Some retail employment in Asfordby village approximately 2km from the site, some industry at the Asfordby business park to the north and other major employment in Melton (4 miles), Leicester, Nottingham and Grantham	+
Availability of public transport;	There is a service Leicester to Melton (and vice versa) every 20 minutes. There is a Grantham / Loughborough bus service that passes through Asfordby Hill once an hour.	++
Brownfield land.	No, the site is greenfield.	- -
Loss of employment or other beneficial use	None	++

#### Site constraints

Issue	Comments	Potential impact
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<sup>1</sup> MfS indicates 800 metres can be walkable.

Access / including public footpath access;	There are no public footpaths through the site, however subject to adequate vehicular access being provided from Crompton Road rather than Stanton Road, the site would be easily accessible.	++
Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	<p>The development may generate 11 primary school places and 9 secondary school places.</p> <p>Asfordby Hill Primary School is approximately 200m from the site and has a capacity of 157 with 153 pupils enrolled at present. Projections show that the school will be oversubscribed in the coming years. The nearest secondary schools are Longfield and John Ferneley in Melton Mowbray to which pupils would catch the bus. The capacity of these schools is not known at present.</p>	-
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no heritage assets in or close to the site.	++
Flooding/Drainage	None – the site is within flood zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	There is no evidence of protected species on site, however a protected species survey may be required as the site is bound by mature hedgerows.	+

TPO / Ancient woodland;	None	++
Historic Park;	N/A	++
Technical constraints (contamination / land stability);	<p>There is a high pressure gas pipeline to the east of the site, however the buffer does not cover the site. The site is included within the buffer for an oil pipeline, although other housing development is taking place at present within the buffer area.</p> <p>There may be a highways constraint in accessing the site if this can only be done from Stanton Road as the road is narrow and two cars would not be able to pass. Ideally access should be from Crompton Road.</p>	-
Landscape designation ( <i>influence report – designation</i> ).	LCZ 2 Asfordby Hill. Overall landscape sensitivity of this LCZ in relation to the settlement is judged to be <b>medium</b> . This is by virtue of the riverine landscape, which would be sensitive, offset by the simpler and more eroded valley side landscape pattern and the perception of settlement edge influences to the valley crests.	0
Visual Impact	The site is immediately to the south of the existing built form of Asfordby Hill, at the end of roads which appear to be unfinished, adjacent to a housing development of poor architectural quality. The site (and the adjacent site to the north west) sits within the zone marked to be the separation area between Asfordby Hill and the village of Kirby Bellars. The study which identified this separation area seems to refer more heavily to the protection of the land to the north of Kirby Bellars and to the east of the river.	+

	Development on some (possibly not all) of this site, in addition to the one to the north, could be beneficial to the overall character and appearance of the southern edge of Asfordby Hill, creating a more pleasant buffer between the countryside and the built form of the village. The site is some distance from the river and the visual impact, subject to careful design could be considered to be low.	
Agricultural Land classification	There is a small area of class 3 land to the west of the site.	++
Noise or other pollutants	Possible issues arising from the oil pipeline consultation zone that cannot be known until a consultation is undertaken.	+

#### Deliverability constraints

Issue	Comments	Potential impacts
Viability;	It is possible that the oil pipeline consultation would affect viability.	-
Known market constraints;	No known market constraints	++
Land ownership constraints;	None known	++



**Expected Delivery (Trajectory)**

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

**Sustainability Appraisal summary**

N/A

**Overall summary**

The visual impact of the development of part of this site would not be considered to be detrimental. There is good pedestrian access to the village and transport links from the site. It is considered that the development of the site (in addition to the one to the north) could provide a more acceptable visual buffer between the village and the countryside than that currently provided by the existing housing development.

There is a potential issue surrounding the oil pipeline consultation zone, which could affect viability on the site and there are potential highways access issues if the site must be accessed from Stanton Road. This road is very narrow and could not take further two way traffic to access additional housing. Ideally access should be from Crompton Road which is wider and has better visibility.

**Mitigation / Issues to address in policy**

Oil pipeline consultation zone.

Highways / access from Stanton Road.

The level of contribution required in order to meet education, health care and other necessary infrastructure requirements

**Consultation Responses**



### Site details

Settlement	Asfordby Hill	
Site Address	Land to the east of Welby Road and north of Asfordby Road	
SHLAA ref (if available)	MBC/149b/14	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 4ha	Net site area: 4ha
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 120	Net Capacity: (@30/40dph) 75

### Site assessment

<b>Planning merits</b>		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Yes, potential for more than 20 market and affordable dwellings	++
Relationship / connectivity with host settlement;	The site is separated from the main built form of the village by roads to the west and south, and a roundabout to the south west. Whilst it would be easy to walk to the services and facilities in the village, the site is not well 'visually' connected to	0

	the existing built form of the village. Furthermore, it is within an area described as a separation between the settlements of Asfordby Hill and Melton Mowbray.	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	Within walking distance to bus services to Leicester / Melton / Loughborough around 100m/200m from the site. There is a zebra crossing to assist pedestrians crossing the A6006 to access services towards Leicester and Loughborough. The primary school is within approximately 200 metres of the site, along with a local sports / recreation facility further to the north.	++
Proximity to employment;	Some retail employment in Asfordby village approximately 2km from the site, some industry at the Asfordby business park to the north and other major employment in Melton (4 miles), Leicester, Nottingham and Grantham	+
Availability of public transport;	There is a service Leicester to Melton (and vice versa) every 20 minutes. There is a Grantham / Loughborough bus service that passes through Asfordby Hill once an hour.	++
Brownfield land.	No, the site is greenfield.	- -
Loss of employment or other beneficial use	None.	++

<b>Site constraints</b>		
Issue	Comments	Potential impact

<sup>1</sup> MfS indicates 800 metres can be walkable.

Access / including public footpath access;	Both vehicular and pedestrian access would be easily achievable.	++
Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	<p>The development may generate 18 primary school places and 15 secondary school places.</p> <p>Asfordby Hill Primary School is approximately 200m from the site and has a capacity of 157 with 153 pupils enrolled at present. Projections show that the school will be oversubscribed in the coming years. The nearest secondary schools are Longfield and John Ferneley in Melton Mowbray to which pupils would catch the bus. The capacity of these schools is not known at present.</p>	-
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no heritage assets in or close to the site.	++
Flooding/Drainage	None – the site is within flood zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	There is no evidence of protected species on site, however a protected species survey may be required as the site is bound by mature hedgerows.	+

TPO / Ancient woodland;	None	++
Historic Park;	N/A	++
Technical constraints (contamination / land stability);	There is a high pressure gas pipeline consultation zone that covers almost the entire site. There is also an oil pipeline consultation zone that covers the whole of the village including this site. There are no other known contamination issues.	-
Landscape designation ( <i>influence report – designation</i> ).	LCZ 3 Asfordby Hill Northeast. <b>Medium</b> overall landscape sensitivity to residential development. This is due to the medium landscape scale and variable landscape intactness and condition. Within this overall judgement, it is however recognised that certain aspects would be far more sensitive and important. These include the role of the ridgetops to the valley slopes in largely containing Asfordby Hill and Melton, the visual sense of openness and the valley's role in defining settlement setting and separation between Asfordby Hill and Melton.	0
Visual Impact	The site would have a visual appearance of being separate to the built form of Asfordby Valley by virtue of the separation caused by the roundabout and local roads. The site slopes away to the east, and would be highly visible on approach from Melton Mowbray and could have a detrimental impact upon the open countryside in this area of separation.	-
Agricultural Land classification	The site is all classified as 3a / 3b agricultural land.	-

Noise or other pollutants	Possible issues arising from the gas and oil pipeline consultation zones that cannot be known until a consultation is undertaken. Some potential for noise from the adjacent A6006.	+
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<b>Deliverability constraints</b>		
Issue	Comments	Potential impacts
Viability;	It is possible that the gas pipeline consultation would affect viability.	-
Known market constraints;	No known market constraints	++
Land ownership constraints;	None known	++

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

**Sustainability Appraisal summary**

N/A

**Overall summary**

Whilst the site has good vehicular and pedestrian access, the visual impact of the site is considered to have potential harm to the open countryside. The site appears to be disconnected from the main village by the roads to the west and south, including the roundabout. There may be issues during consultation relating to the high pressure gas pipe, and the oil pipe which may affect viability. Overall the site is considered to be relatively poor for housing.

**Mitigation / Issues to address in policy**

Oil pipeline consultation zone.

High pressure gas pipeline zone.

Area of separation between Asfordby Hill and Melton Mowbray.

The level of contribution required in order to meet education, health care and other necessary infrastructure requirements

**Consultation Responses**



### Site details

Settlement	Asfordby Hill	
Site Address	Land to west of Houghton Close and south of A6006, Asfordby Hill	
SHLAA ref (if available)	MBC/173/13	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 0.74ha	Net site area: 0.61ha
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 22	Net Capacity: (@30/40dph) 18

### Site assessment

<b>Planning merits</b>		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Yes, potential for about 18 dwellings including market and affordable.	+
Relationship / connectivity with host settlement;	The site is situated to the west of the existing housing estate on Asfordby Hill, and does not seem to have a direct access connecting to the rest of the village. The main access is from A6006 (Melton Road) which is also screened with trees and	-

	green patch that does not belong to the owner.	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	Within walking distance to bus services to Leicester / Melton / Loughborough around 180m from the site. The primary school is within approximately 300 metres of the site, along with a local sports / recreation facility further to the north.	++
Proximity to employment;	Some retail employment in Asfordby village approximately 2km from the site, some industry at the Asfordby business park to the north and other major employment in Melton (4 miles), Leicester, Nottingham and Grantham	+
Availability of public transport;	There is a service Leicester to Melton (and vice versa) every 20 minutes. There is a Grantham / Loughborough bus service that passes through Asfordby Hill once an hour.	++
Brownfield land.	No, the site is greenfield.	- -
Loss of employment or other beneficial use	None	++

<b>Site constraints</b>		
Issue	Comments	Potential impact

<sup>1</sup> MfS indicates 800 metres can be walkable.

Access / including public footpath access;	There are no public footpaths through the site, however subject to adequate vehicular access being provided from Melton Road with appropriate traffic calming measures, the site could be accessible.	-
Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	<p>The development may generate 4 primary school places and over 3 secondary school places.</p> <p>Asfordby Hill Primary School is approximately 200m from the site and has a capacity of 157 with 153 pupils enrolled at present. Projections show that the school will be oversubscribed in the coming years. The nearest secondary schools are Longfield and John Ferneley in Melton Mowbray to which pupils would catch the bus. The capacity of these schools is not known at present.</p>	-
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no heritage assets in or close to the site.	++
Flooding/Drainage	None – the site is within flood zone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	There is no evidence of protected species on site, however a protected species survey may be required as the site is bound by mature hedgerows.	+

TPO / Ancient woodland;	None	++
Historic Park;	N/A	++
Technical constraints (contamination / land stability);	<p>The site is included within the buffer / consultation zone for an oil pipeline, although other housing development is taking place at present within the buffer area.</p> <p>There may be a highways constraint in accessing the site if this can only be done from Melton Road.</p>	-
Landscape designation ( <i>influence report – designation</i> ).	LCZ 2 Asfordby Hill. Overall landscape sensitivity of this LCZ in relation to the settlement is judged to be <b>medium</b> . This is by virtue of the riverine landscape, which would be sensitive, offset by the simpler and more eroded valley side landscape pattern and the perception of settlement edge influences to the valley crests.	0
Visual Impact	<p>The site is immediately to the west of the existing built form of Asfordby Hill.</p> <p>Development on some (possibly not all) of this site, subject to access issues resolved in addition to the one to the south, could be beneficial to the overall character and appearance of the southern edge of Asfordby Hill. The visual impact, subject to careful design and access resolved could be considered to be low.</p>	+

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

<b>Deliverability constraints</b>		
Issue	Comments	Potential impacts
Viability;	It is possible that the oil pipeline consultation would affect viability.	-
Known market constraints;	No known market constraints	++
Land ownership constraints;	None known	++

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

### **Sustainability Appraisal summary**

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 / biodiversity / 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.

### **Overall summary**

The visual impact of the development of part of this site would not be considered to be detrimental. It is considered that the development of the site (in addition to the one to the south east) could provide a more acceptable visual buffer between the village and the countryside than that currently provided by the existing housing development.

There is a potential issue surrounding the oil pipeline consultation zone, which could affect viability on the site and there are potential highways access issues if the site must be accessed from Melton Road.

### **Mitigation / Issues to address in policy**

Oil pipeline consultation zone.

Highways / access from Melton Road.

The level of contribution required in order to meet education, health care and other necessary infrastructure requirements

### **Consultation Responses**

There is a mix of support and objections received on this site. Main concern highlighted is developments impact on segregation space between Asfordby and Asfordby Hill.