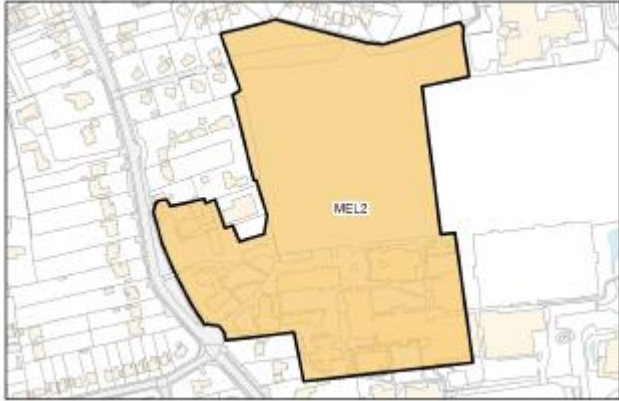
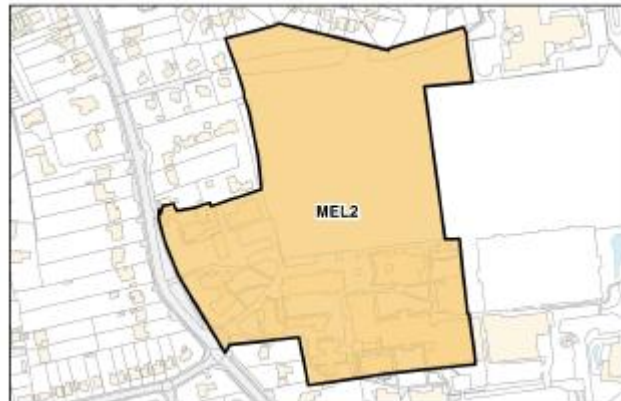
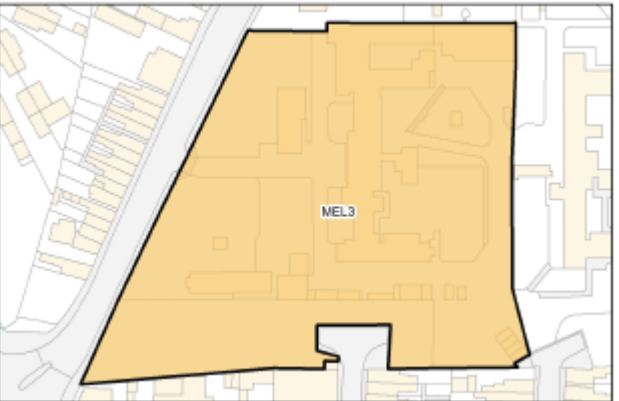
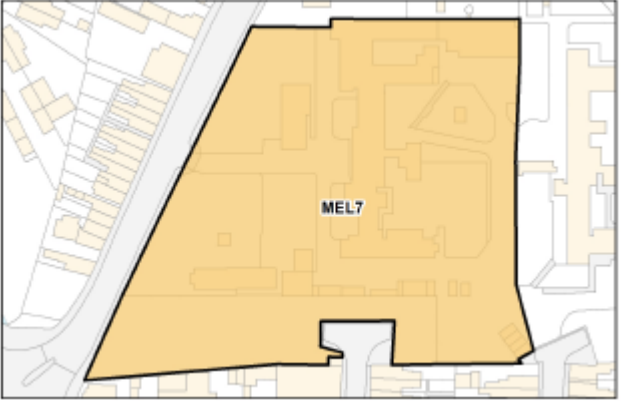
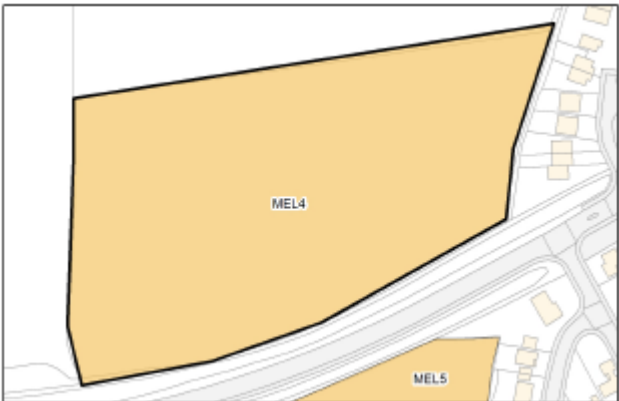
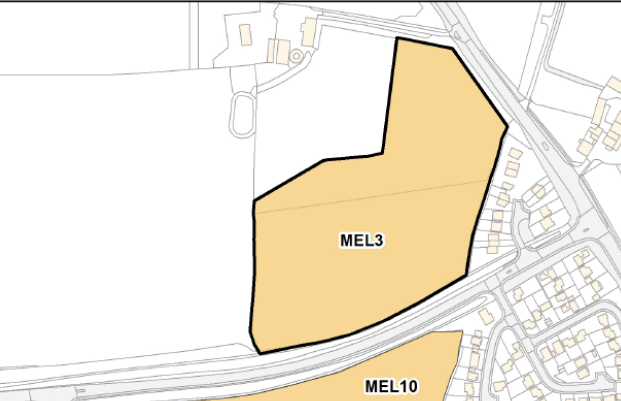
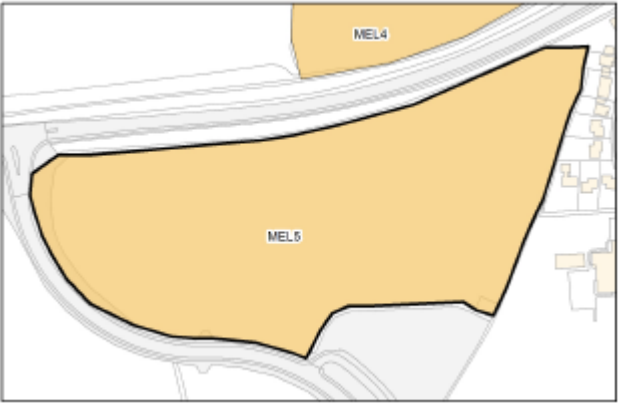

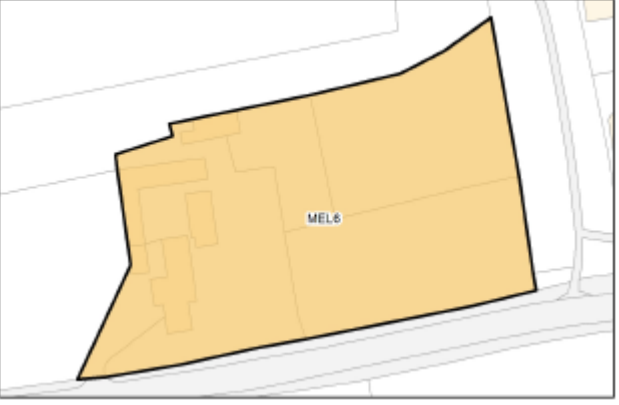

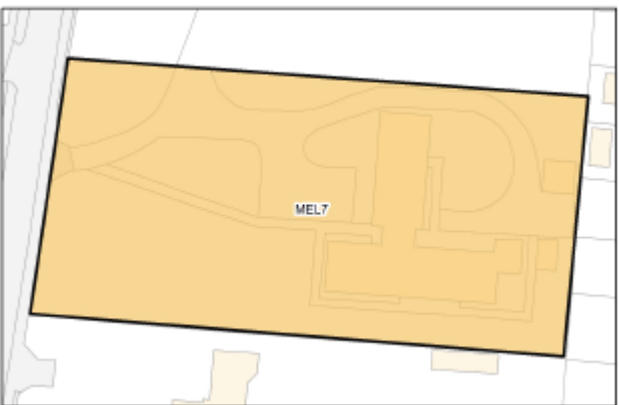
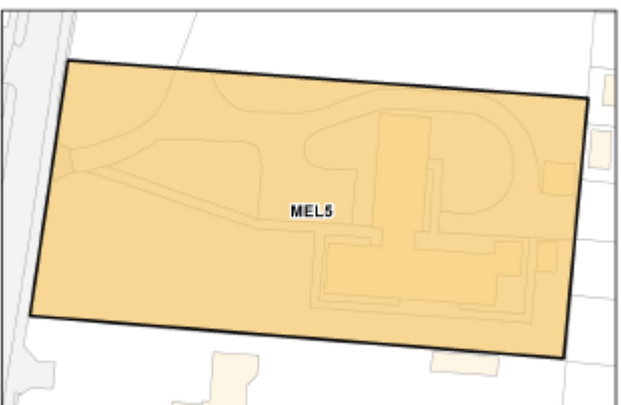
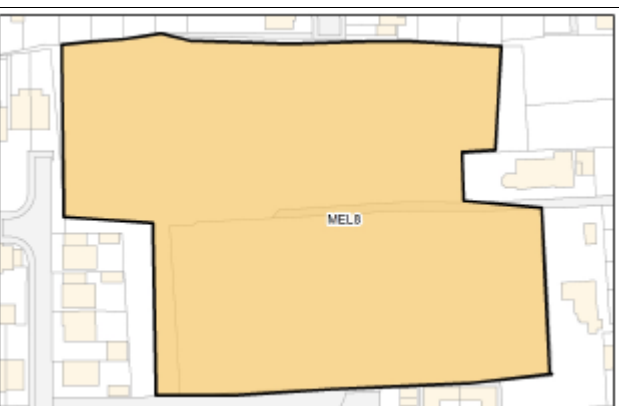
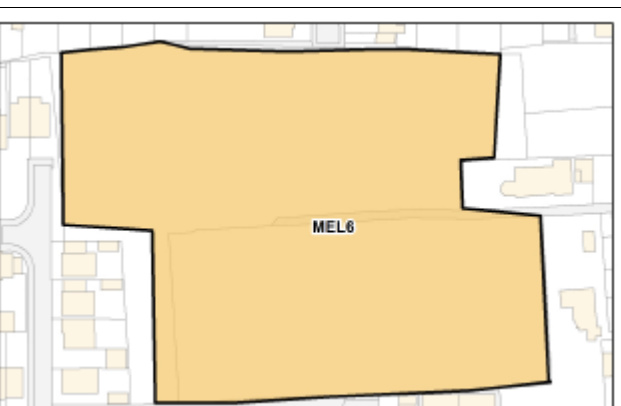
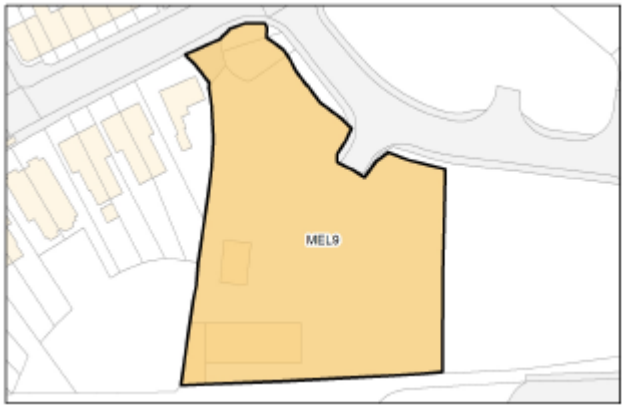

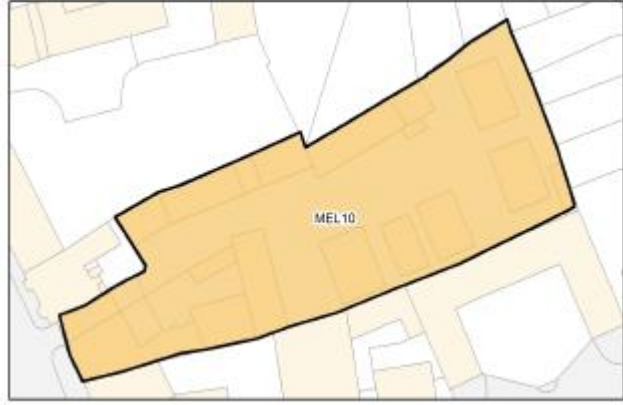
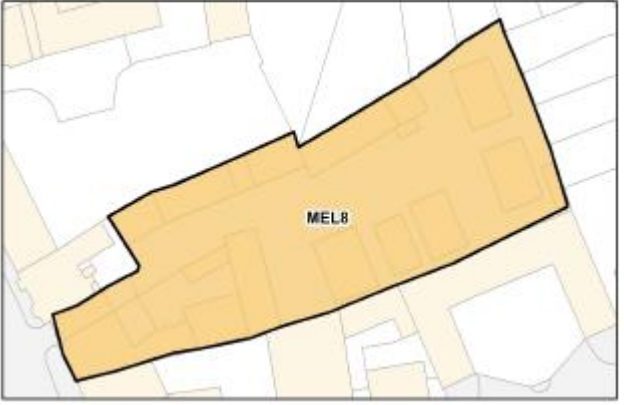
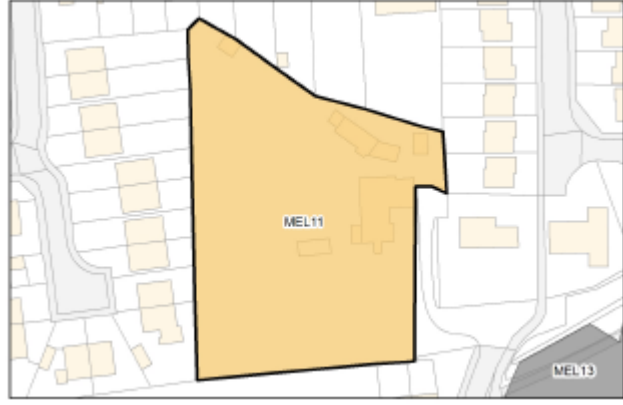
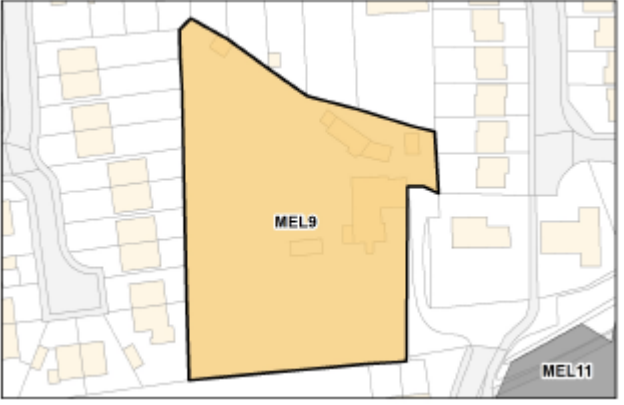
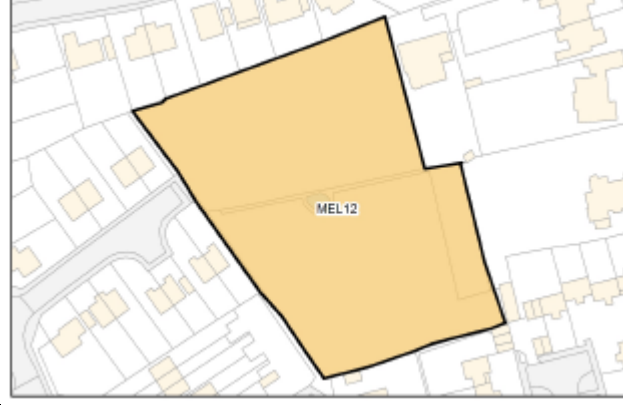




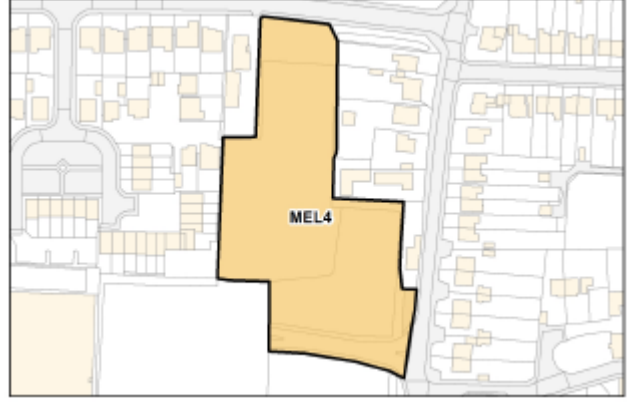
Appendix B: Suggested Amendments to Policy C1a Housing Allocations and C1b Reserve Sites – 13th June 2017

Policy C1 (a) – Housing Allocations

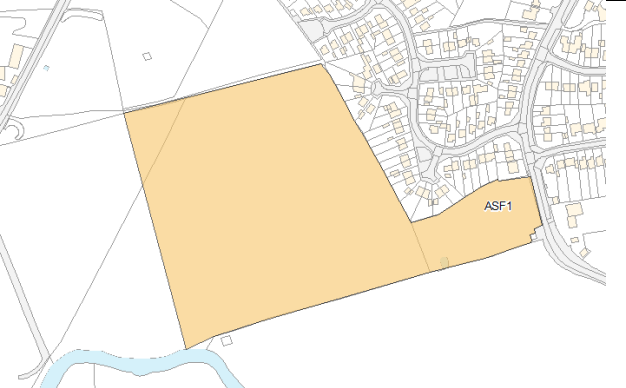
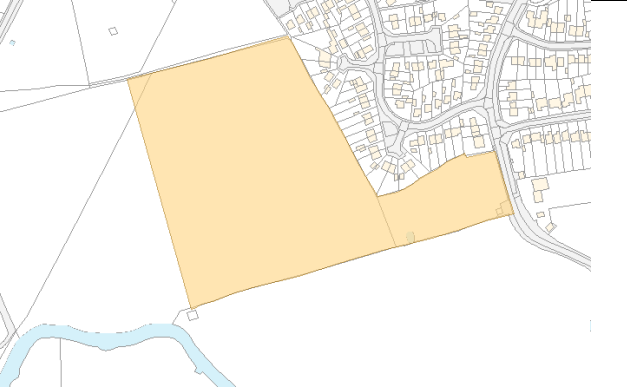
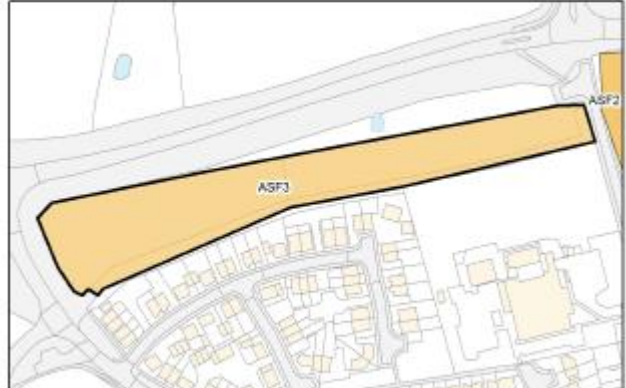
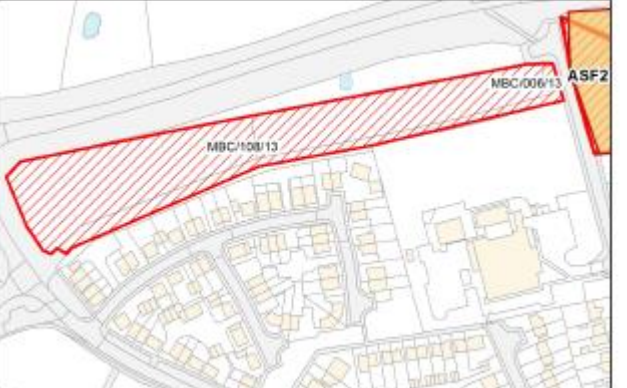
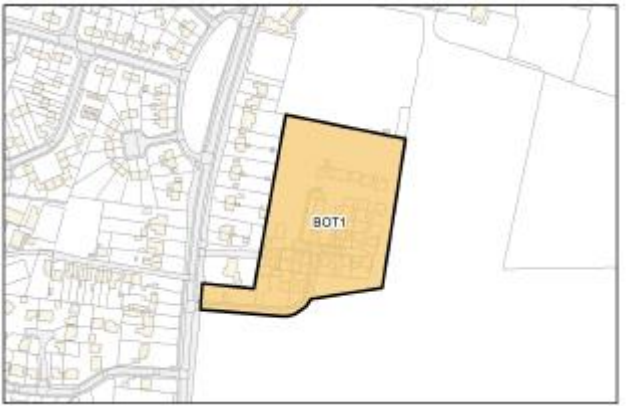

Suggested Modification Reference	Settlement	Site	Allocation Reference	Updated Allocation Reference	Number of Homes stated in Plan	Updated Capacity	Suggested modification	Current boundary on Site Allocation Plan	Proposed change to boundary on Site Allocation Plan
MELTON MOWBRAY									
MM2	Melton Mowbray	Site of King Edward VII school, Burton Road	MEL2	MEL2	120	120	Change to site boundary to align with red line boundary of planning permission 13/00877/OUT. No change to capacity.		
MM3	Melton Mowbray	Land at Thorpe Road, Melton Mowbray	MEL3	MEL7	16	16	Due to the changes in rankings and the removal of some sites from the allocations this site is re-numbered to reflect this.		
MM4	Melton Mowbray	Hilltop Farm, Nottingham Road	MEL4	MEL3	45	45	<ol style="list-style-type: none"> 1. Change to site boundary to align with red line boundaries of planning permissions 15/00593/OUT and 16/00281/OUT. 2. Updated capacity to reflect revised site boundary. 3. Due to the changes in rankings and the removal of some sites from the allocations this site is re-numbered to reflect this. 		

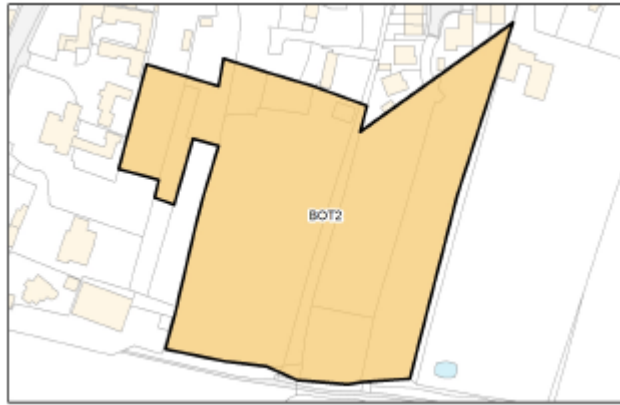
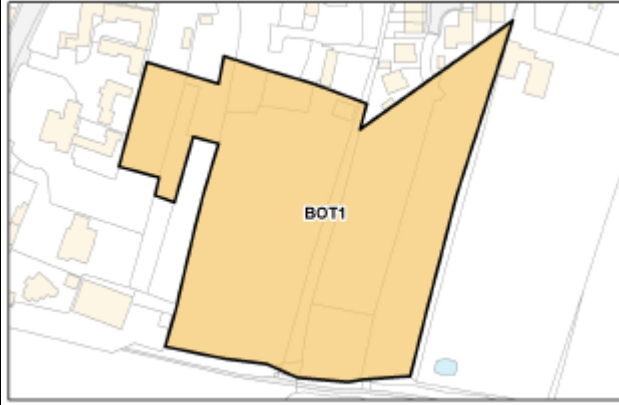
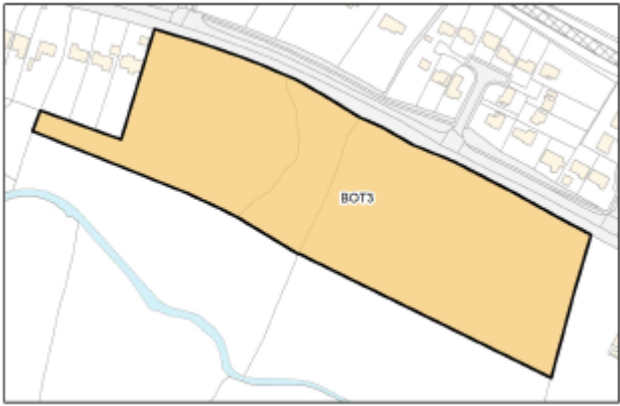
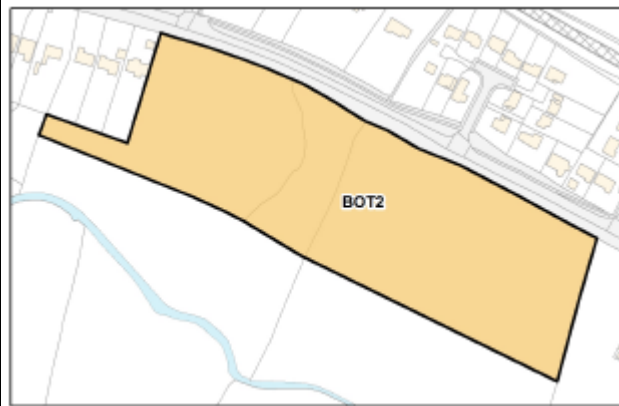
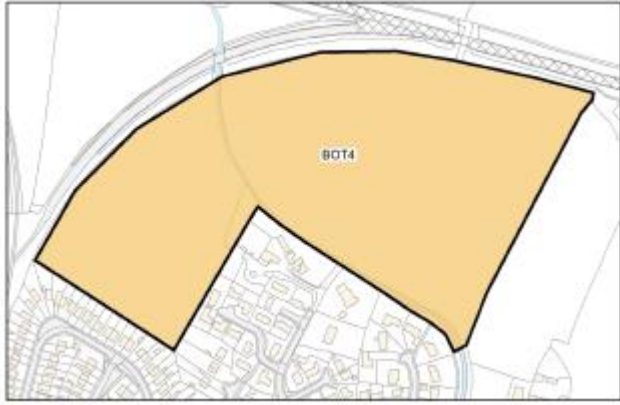
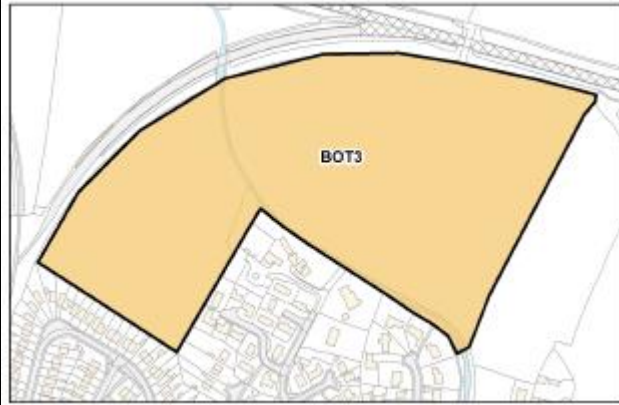
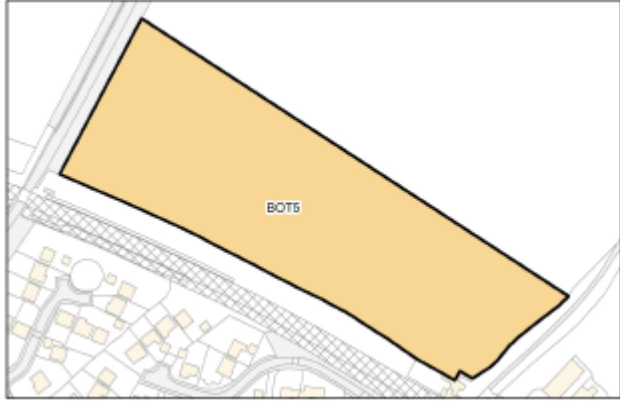
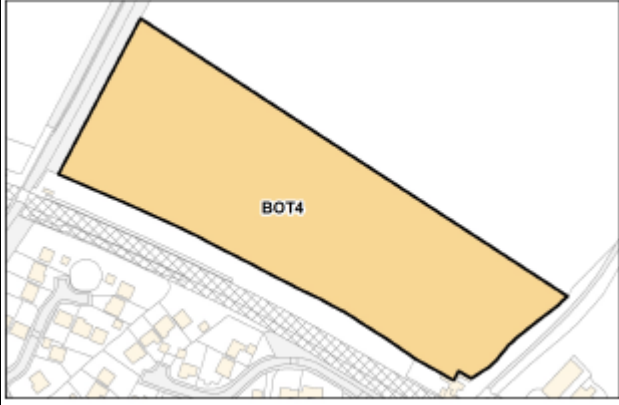
MM5	Melton Mowbray	Land adjacent to St Bartholomew's Way and Horseguards Way	MEL5	MEL10	62	70	<ol style="list-style-type: none"> Update to site assessment work has included refinement of site area calculations and developable areas. The potential capacity has therefore increased from 62 to 70 on this basis. Due to the changes in rankings and the removal of some sites from the allocations this site is re-numbered to reflect this. 		
MM6	Melton Mowbray	Land north of Kirby Lane, Melton Mowbray	MEL6	Not allocated	8	8	Planning permission has been granted for 8 dwellings. As this falls below the threshold for allocation the site is removed from Policy C1(a).		
MM7	Melton Mowbray	Silverdale, Scalford Road, Melton Mowbray	MEL7	MEL5	16	16	Due to the changes in rankings and the removal of some sites from the allocations this site is re-numbered to reflect this.		
MM8	Melton Mowbray	Land fronting Dieppe Way, Scalford Road	MEL8	MEL6	37	37	<ol style="list-style-type: none"> Change to site boundary (very slight change) to align with red line boundary of planning permission 08/00650/OUT. No change to capacity. Due to the changes in rankings and the removal of some sites from the allocations this site is re-numbered to reflect this. 		


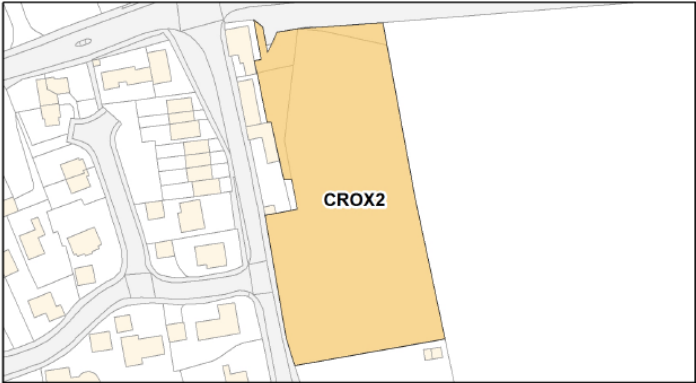
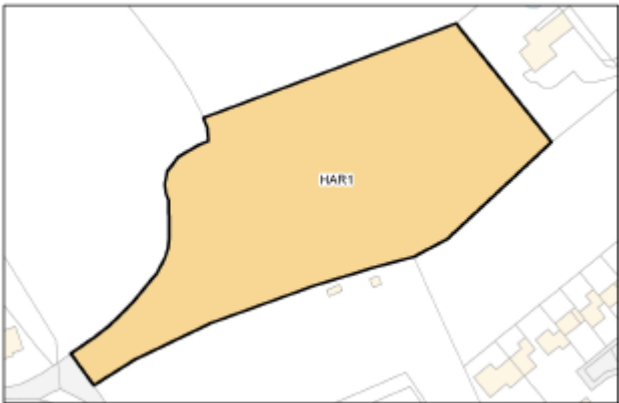
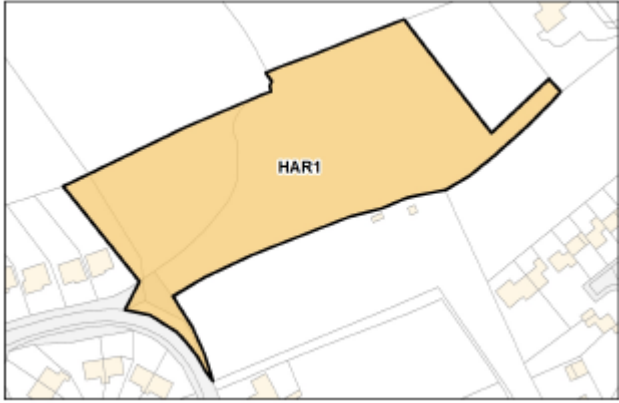
MM9	Melton Mowbray	Melton Building Supplies, Thorpe Road	MEL9	Not allocated	23	16	Update to site assessment work has included refinement of site area calculations and developable areas. The potential capacity has therefore decreased from 23 to 16 however it is suggested that the site is removed from allocations as the landowner has confirmed the site is no longer available.		
MM10	Melton Mowbray	Beeby's Yard, Burton Street, Melton Mowbray	MEL10	MEL8	11	11	Due to the changes in rankings and the removal of some sites from the allocations this site is re-numbered to reflect this.		
MM11	Melton Mowbray	Wycliffe House, Snow Hill, Melton Mowbray	MEL11	MEL9	20	20	Due to the changes in rankings and the removal of some sites from the allocations this site is re-numbered to reflect this.		
MM12	Melton Mowbray	Land at the rear of 74 & 88 Dalby Road (Swale Close)	MEL12	Not allocated	27	7	Planning permission has been granted for 7 dwellings. This site therefore does not meet the threshold of at least 10 dwellings to be allocated. It is therefore removed from the allocations and will be recorded as a commitment.		





MM13	Melton Mowbray	Top End Cattle Market	New site promoted through SHLAA 2017	MEL4	Not assessed	26	Site is a new site submitted through the SHLAA 2017 and has been assessed. It scores well in the assessment process and is considered to be potentially suitable for development. It is therefore suggested that it is identified as an allocated site under Policy C1(a).		
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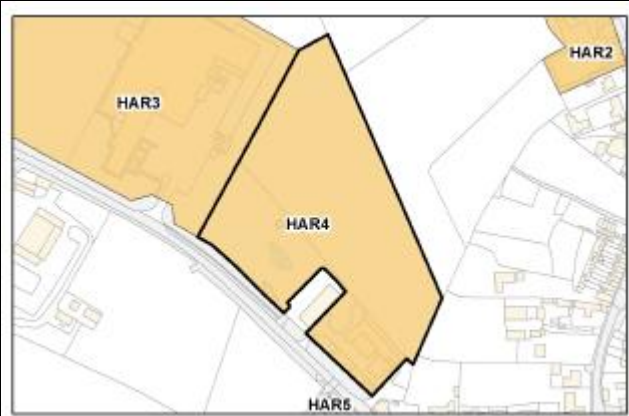
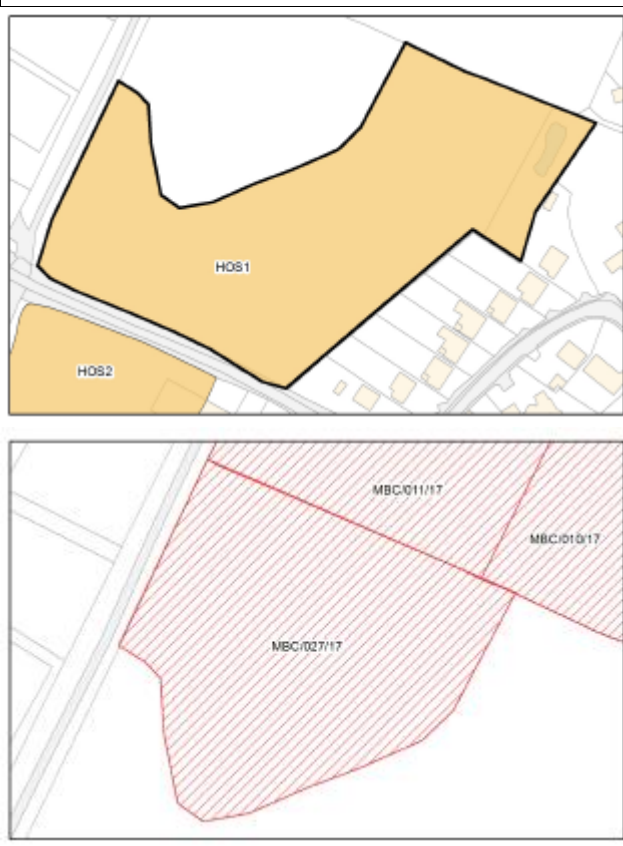
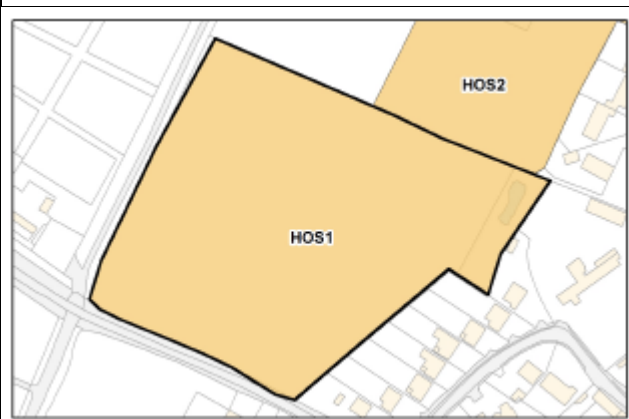
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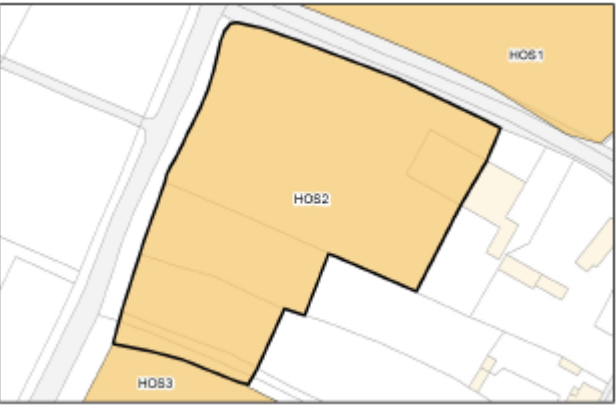



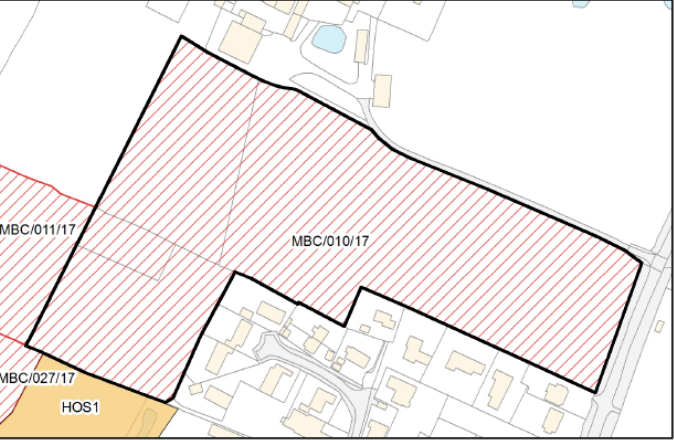
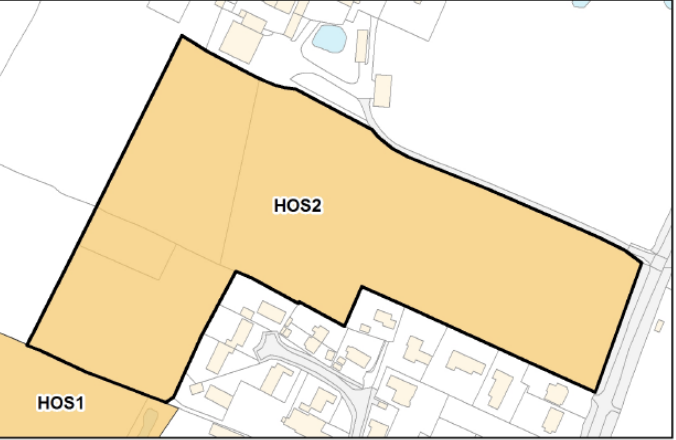
SC1	Asfordby	Land east of Station Lane & south of Klondyke Way	ASF1	ASF1	100	100	Change to site boundary to align with red line boundary of planning permission 14/00980/OUT. No change to capacity.		
SC2	Asfordby	Paddocks west of Saxelby Road & south of Loughborough Road	ASF3	Not allocated	21	0	Site removed from policy C1(a) as no landowner has been found and therefore the site is not considered to be deliverable.		
SC3	Bottesford	Land adjoining Belvoir Road (The Wickets)	BOT1	Not allocated	34	34	Site removed from policy C1(a) as site is completed.		

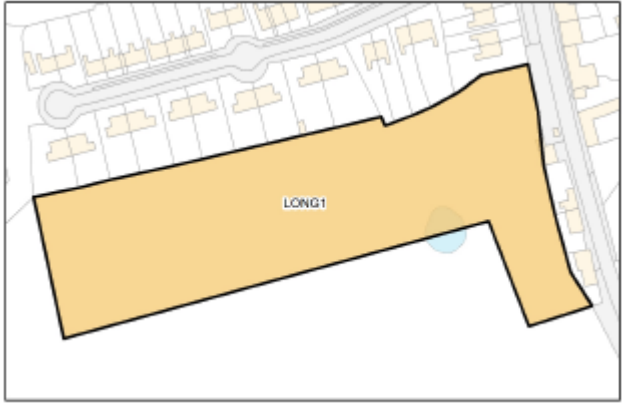
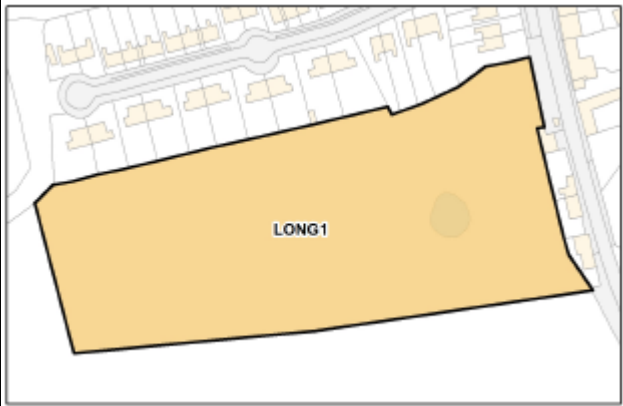
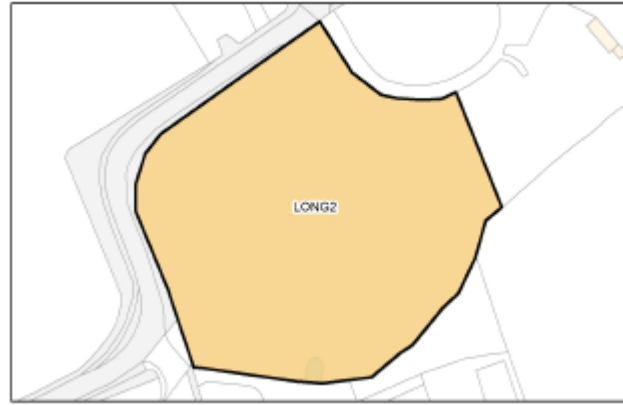

SC4	Bottesford	Land rear of Daybell's Farm Grantham Road & land adjacent 18 Grantham Road	BOT2	BOT1	35	41	<ol style="list-style-type: none"> 1. Update to site assessment work has included refinement of site area calculations and developable areas. The potential capacity has therefore increased from 35 to 41 on this basis. 2. Due to the removal of BOT1, the sites have been re-numbered and this site is now referred to as BOT1. 		
SC5	Bottesford	Land off Grantham Road	BOT3	BOT2	102	65	<ol style="list-style-type: none"> 1. Update to site assessment work has included refinement of site area calculations and developable areas (this site was reduced in area to remove flood risk zone 3 but the capacity was not initially updated to reflect this). The potential capacity has therefore decreased from 102 to 65 on this basis. 2. Due to the removal of BOT1, the sites have been re-numbered and this site is now referred to as BOT2. 		
SC6	Bottesford	Rectory Farm	BOT4	BOT3	150	163	<ol style="list-style-type: none"> 1. Update to site assessment work has included refinement of site area calculations and developable areas. The potential capacity has therefore increased from 150 to 163 on this basis. 2. Due to the removal of BOT1, the sites have been re-numbered and this site is now referred to as BOT3. 		
SC7	Bottesford	Land at bottom of Beacon Hill, Normanton Lane	BOT5	BOT4	84	55	<ol style="list-style-type: none"> 1. Update to site assessment work has included refinement of site area calculations and developable areas (this site was reduced in area to limit visual impact but the capacity was not initially updated to reflect this). The potential capacity has therefore decreased 		


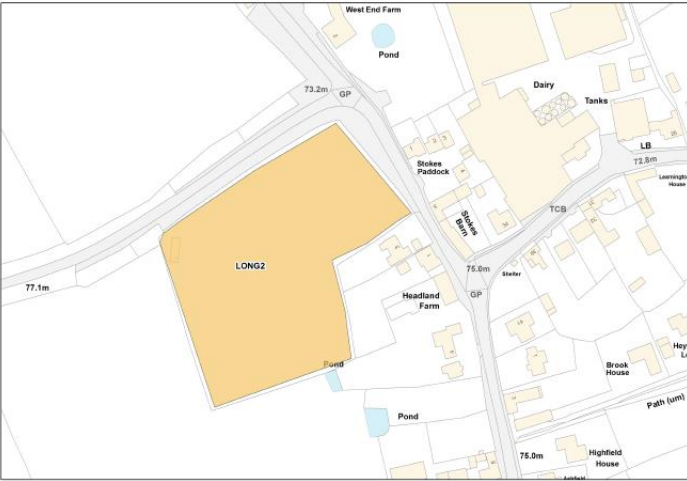
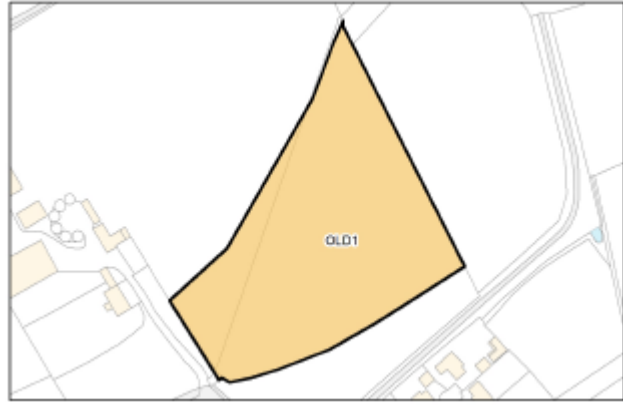
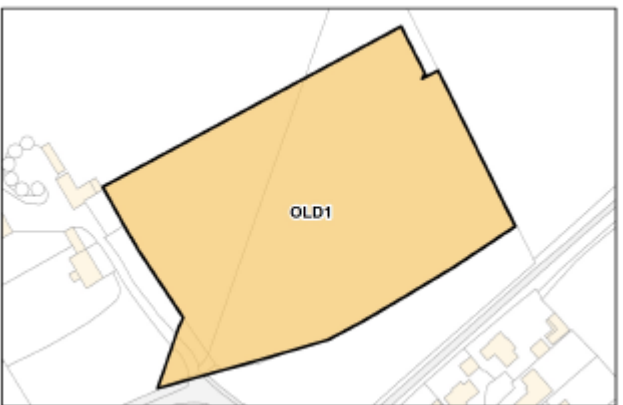
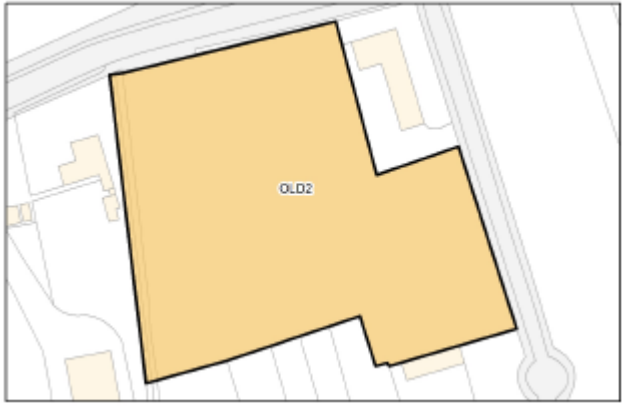
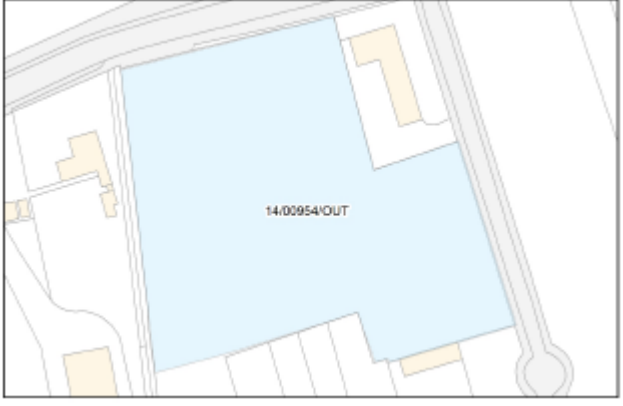
							<p>from 84 to 55 on this basis.</p> <p>2. Due to the removal of BOT1, the sites have been re-numbered and this site is now referred to as BOT4.</p>		
SC8	Croxton Kerrial	Land west of Saltby Road east of Highfields Farm	CROX1	CROX1	40	35	<p>Further information provided by agent including a masterplan of the site identifies that due to the adjacent listed building the capacity is reduced slightly to preserve the setting. Consultation with Conservation Officer identifies that this is an appropriate way forward.</p>	No change to boundary proposed.	No change to boundary proposed.
SC9	Croxton Kerrial	Land east of Saltby Road & south of A607	CROX2	CROX2	16	10	<p>Increase in site boundary to reflect original SHLAA site submitted. Site was incorrectly drafted in the pre-submission plan. Highway access is considered to be a safer option from Saltby Road which is achievable from the larger site area. The capacity was assessed in the original site assessment work as being limited to 10 due to a lower density development being more appropriate in this location due to visual impact.</p>		
SC10	Croxton Kerrial	Land south of Main Street (A607) and west of the Nook	CROX3	CROX3	20	11	<p>Update to site assessment work has included refinement of site area calculations and developable areas. The area currently utilised for the Doctors Surgery car park has been deducted from the gross area to allow for this facility to be retained or relocated within the site. The potential capacity has therefore decreased from 20 to 11 on this basis.</p>	No change to boundary proposed.	No change to boundary proposed.
SC11	Harby	Allotment Gardens, Boyers Orchard	HAR1	HAR1	15	15	<p>Change to site boundary to align with red line boundary of planning permission 15/00942/OUT. No change to capacity.</p>		

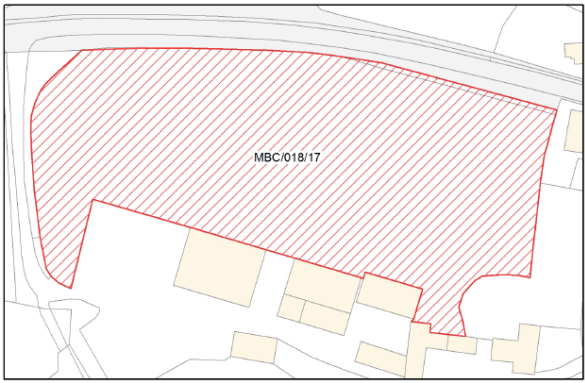
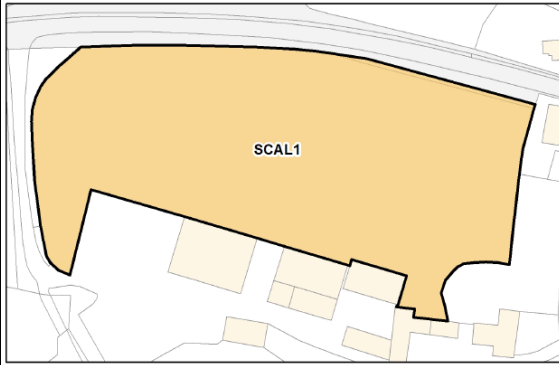
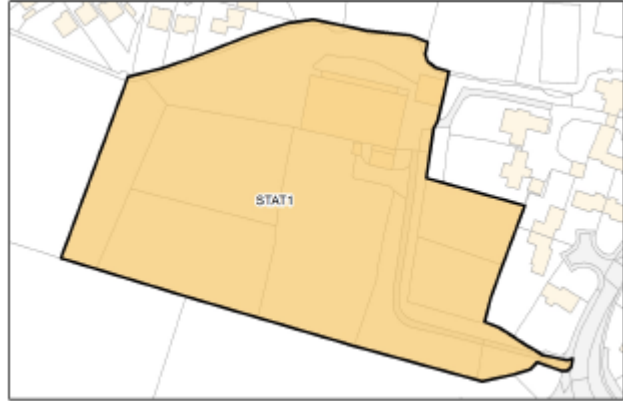
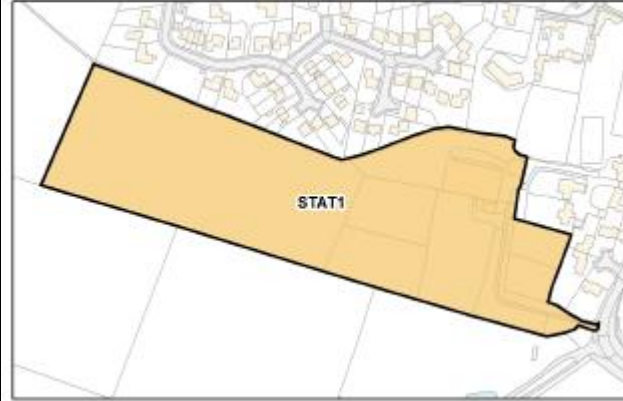
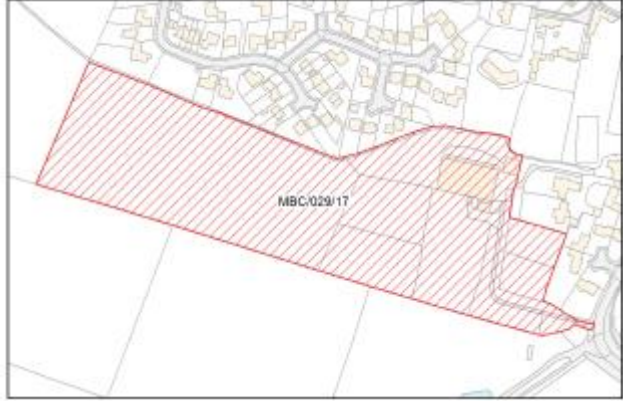
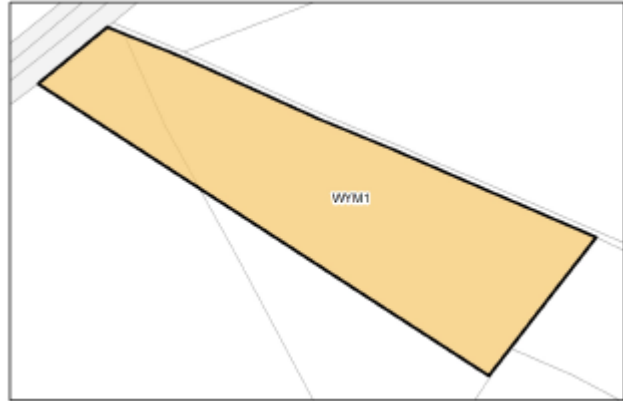
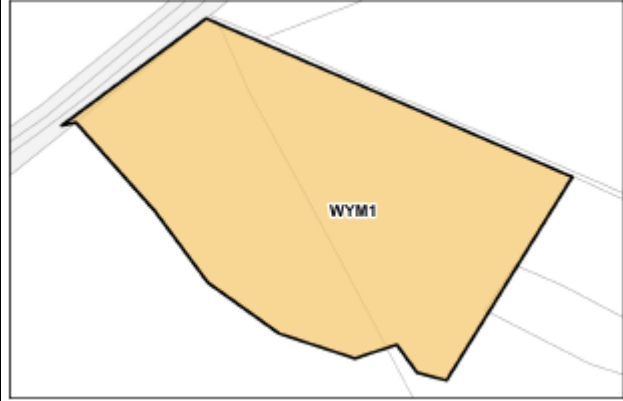
SC12	Harby	Land north of Stathern Lane	HAR3	Not allocated	40	33	<p>Update to site assessment work has included refinement of site area calculations and developable areas. The potential capacity has therefore decreased from 40 to 33 on this basis. since the pre-submission version of the Plan was published in November 2016, an appeal has been determined allowing permission (15/00673/OUT) for 53 dwellings to be built on HAR6 which is currently identified as the reserve site in Harby. The Parish Council who are the landowner of this site have not provided any commitment to the delivery of the site and alongside this there are access constraints. Therefore the site now ranks lower than the rest of the sites and it is not required to meet the residual housing requirement for Harby. It is therefore recommended that this site is removed from the allocations.</p>		
SC13	Harby	Former Millway Foods, Colston Lane	HAR6 Reserve	HAR3	53	53	<ol style="list-style-type: none"> 1. Site now has planning permission granted on appeal and is therefore now identified as an allocated site instead of a reserve site. 2. Site is re-numbered to take account of the change to the ranking of sites. 3. Change to site boundary to align with red line boundary of planning permission 15/00673/OUT. 4. Planning permission allowed on appeal for 53 dwellings so capacity decreased from 60 to 53. 		

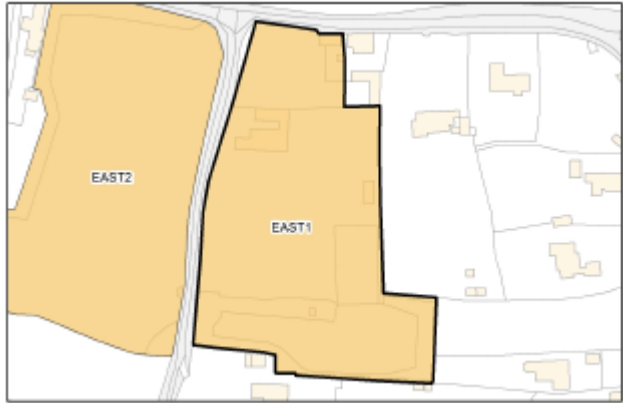
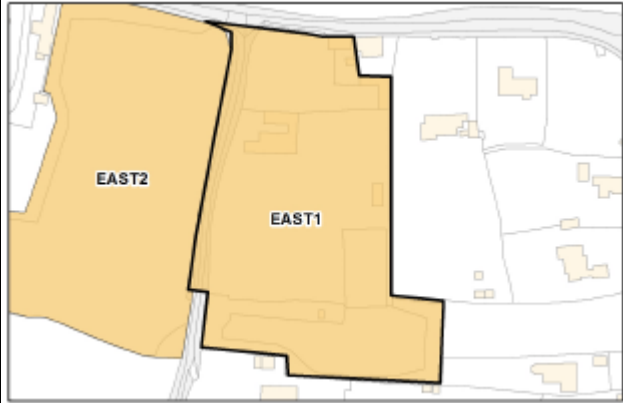


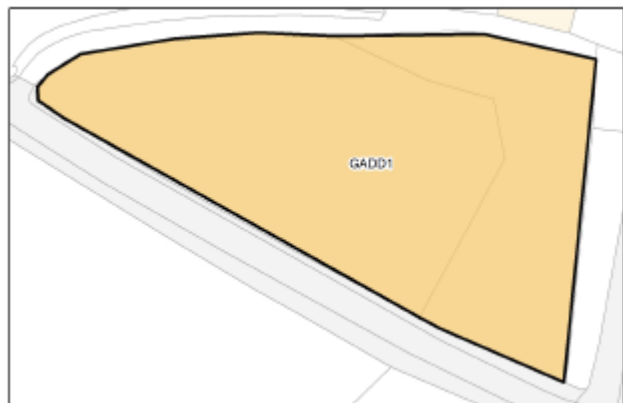
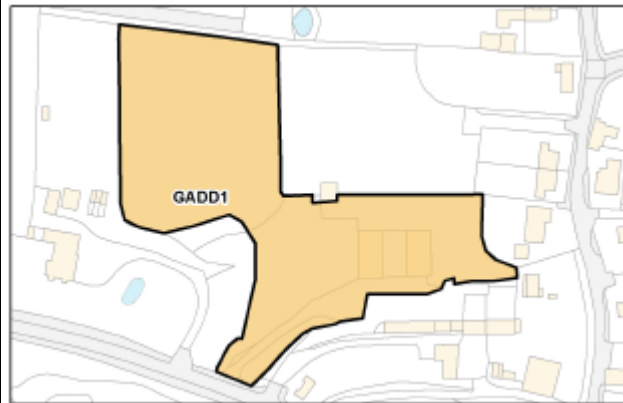
SC14	Harby	Land at Colston Lane	HAR4 & HAR5	HAR4	50 61		<ol style="list-style-type: none"> 1. Update to site assessment work has included refinement of site area calculations and developable areas. The potential capacity has therefore increased on this basis. 2. Due to the approval of the neighbouring site (HAR6 in the Draft Plan) and that the landowner is dealing with both HAR4 and HAR5 as one submission it is considered that HAR4 & HAR5 should be combined into one site and referenced as HAR4. 		
SC15	Hose	Land off Canal Lane	HOS1	HOS1	25 42		<p>An extended area to existing HOS1 was submitted through the SHLAA 2017 (MBC/027/17) and has now been assessed as being suitable for allocation with the existing HOS1 site. Therefore the boundary has been amended to include the additional area and the capacity has been updated to reflect the additional land included.</p>		

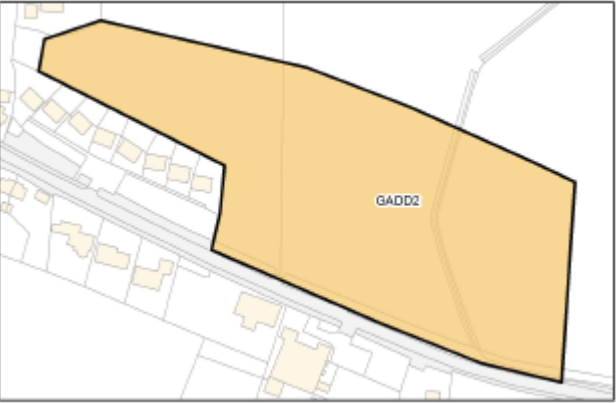

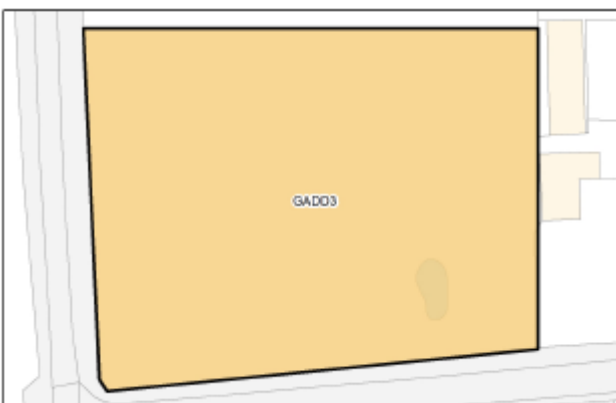
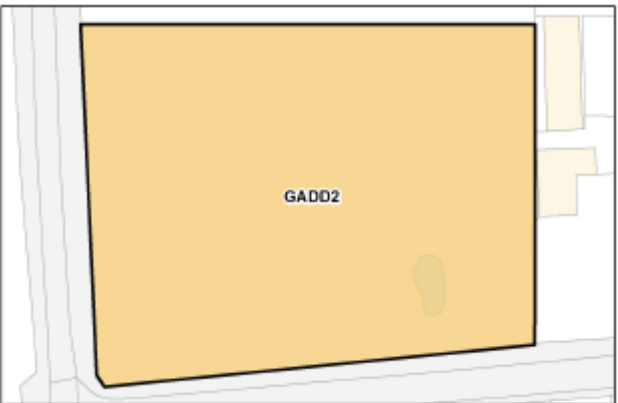

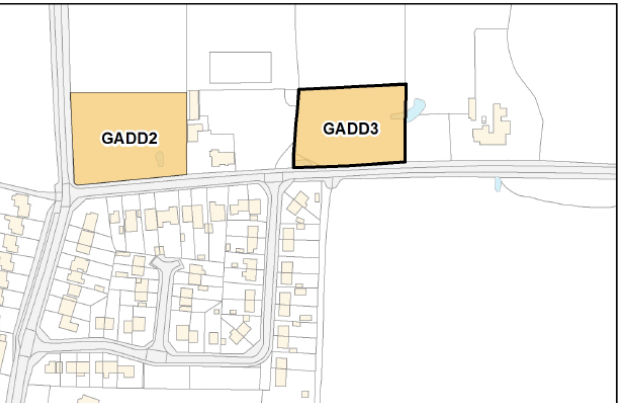
SC16	Hose	Land off Canal Lane	HOS2	Not allocated	22	15	<ol style="list-style-type: none"> 1. Update to site assessment work has included refinement of site area calculations and developable areas. 2. Following the assessment of new sites submitted through the SHLAA 2017, and information gathered about the deliverability of a comprehensive scheme, this site now ranks lower than other sites in Hose and is not required to meet the housing requirements of Hose. It is therefore suggested that this site is removed. 		
SC17	Hose	Land to the rear of Ferndale, 41 Bolton Lane	HOS3	Not allocated	10	9	<ol style="list-style-type: none"> 1. Update to site assessment work has included refinement of site area calculations and developable areas. 2. Following the assessment of new sites submitted through the SHLAA 2017, and information gathered about the deliverability of a comprehensive scheme, this site now ranks lower than other sites in Hose and is not required to meet the housing requirements of Hose. It is therefore suggested that this site is removed. 		
SC18	Hose	Land west of Harby Lane	Not allocated	HOS2	Not assessed	35	<p>Site is a new site submitted through the SHLAA 2017 and has been assessed and ranked against the existing sites in Hose. It scores 2nd in the assessment process and is considered to be potentially suitable for development. It is therefore suggested that it is identified as an allocated site under Policy C1(a). The inclusion of this site enables Hose to deliver the housing requirement for the village. The initial capacity calculated was 65 but this has been reduced to 35 to take account of the fact the northern</p>		



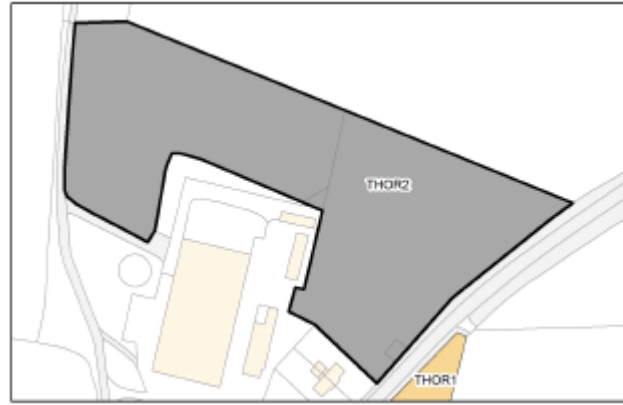
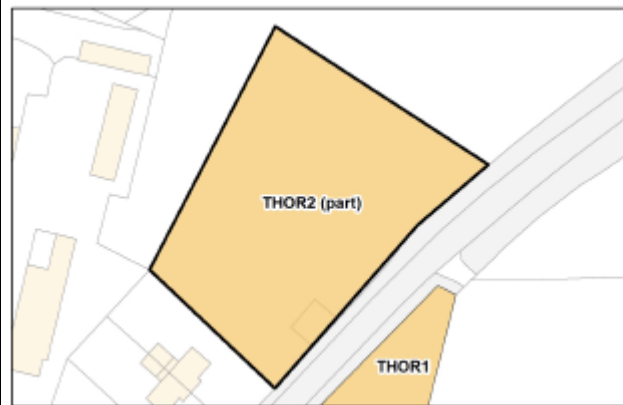
							part of the site needs to be set aside to provide a buffer between the site and the open countryside and the neighbouring Scheduled Ancient Monument.		
SC19	Long Clawson	Land at Melton Road	LONG1	LONG1	10	10	Change to site boundary to align with red line boundary of planning permission 15/00547/OUT.		
SC20	Long Clawson	Land off Back Lane	LONG2	Not allocated	26	22	<ol style="list-style-type: none"> 1. Update to site assessment work has included refinement of site area calculations and developable areas. The potential capacity has therefore decreased from 26 to 22 on this basis. 2. Historic England have maintained their objection to this site through the planning application process. At this time therefore it is considered that this site is not suitable for development and is removed from the allocations under policy C1(a). A summary of the Historic England objection is 'The loss of the ridge and furrow earthworks and the pasture field (comprising the development area) which would represent harm through setting impact to the significance the scheduled monument and listed buildings'. 		

SC21	Long Clawson	Corner of Broughton Lane and Hickling Lane	Not allocated	LONG2	35	35	This site was initially assessed in September 2016 site assessment work as potentially suitable but was not required to meet the residual requirement for Long Clawson, therefore it was not previously allocated. As a result of the site on Back Lane, Long Clawson (previously LONG2) being removed, further capacity is now required in Long Clawson. Taking into account the additional information collated as part of the update site assessment work, this site scores well and comes second in the ranking. It is therefore added in as a new site under policy C1(a) as an allocated site.		
SC22	Long Clawson	Birleys Garage, Waltham Lane	LONG3	LONG3	50	41	Update to site assessment work has included refinement of site area calculations and developable areas. The potential capacity has therefore decreased from 50 to 41 on this basis.	No change to boundary proposed.	No change to boundary proposed.
SC23	Old Dalby	North Lodge Farm, Longcliffe Hill	OLD1	OLD1	20	28	<ol style="list-style-type: none"> Change to site boundary to align with red line boundary of planning permission 16/00184/OUT and area of planning application 16/00911/OUT which was only partially included in the initial allocation boundary. Update to capacity to reflect boundary change. 		
SC24	Old Dalby	Station Lane, Old Dalby	OLD2	Not allocated	15	0	This site has been granted planning permission for 15 dwellings, however due to its separation from the built up area of the village and the fact the residual requirement of housing numbers needed for Old Dalby is met by site OLD1, it is not required for allocation. As it has planning permission in place it cannot be identified as a reserve site and therefore it is recorded as a commitment rather than an allocation and is removed.		

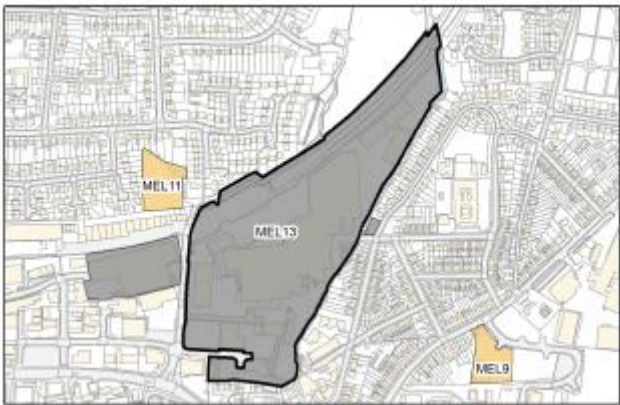
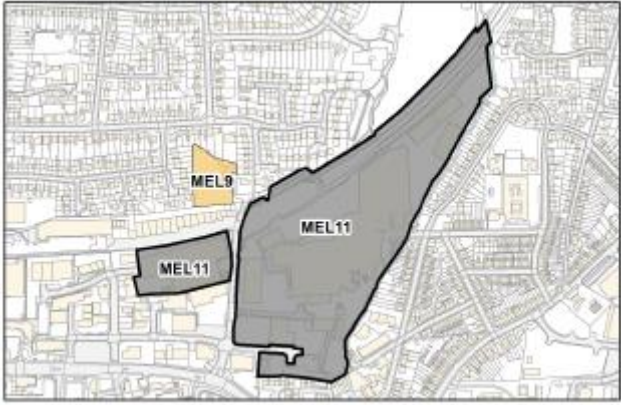


SC25	Scalford	Land south of Melton Road	Not allocated	SCAL1	Not assessed	23	Site is a new site submitted through the SHLAA 2017 and has been assessed. It scores well in the assessment process and is considered to be potentially suitable for development. It is therefore suggested that it is identified as an allocated site under Policy C1(a). No sites were put forward for housing in Scalford previously.			
SC26	Stathern	Point Farm, Main Street	STAT1	STAT1	40	65	<ol style="list-style-type: none"> 1. An extension to STAT1 was submitted through the SHLAA process 2017 (MBC/029/17) which has been assessed and is considered to be suitable as part of the STAT1 site. 2. The capacity has been increased to reflect the inclusion of this additional land. 			
										
SC27	Wymondham	Glebe Road	WYM1		12	12	Change to site boundary to align with red line boundary of planning permission 15/00832/OUT. No change to capacity.			
SC28	Wymondham	Land known as Brickyard Lane	WYM3		30	22	Update to site assessment work has included refinement of site area calculations and developable areas. The potential capacity has therefore decreased from 30 to 22 on this basis.	No change to boundary proposed.	No change to boundary proposed.	
RURAL HUBS										
RH1	Asfordby Hill	Land off Houghton Close & Glebe Road	ASFH1	ASFH1	49	40	Update to site assessment work has included refinement of site area calculations and	No change to boundary proposed.	No change to boundary proposed.	


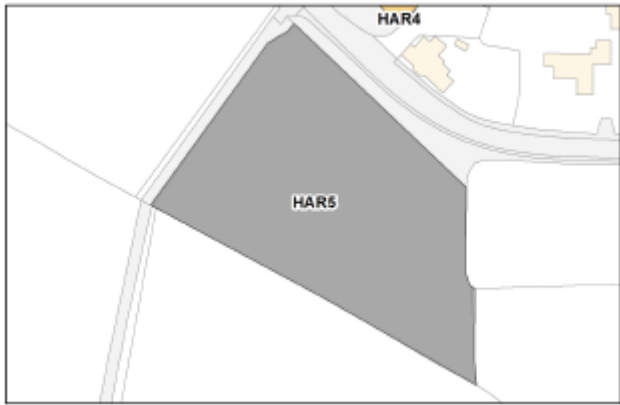
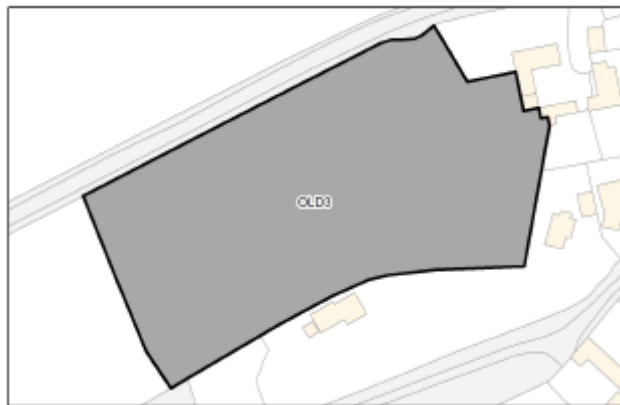
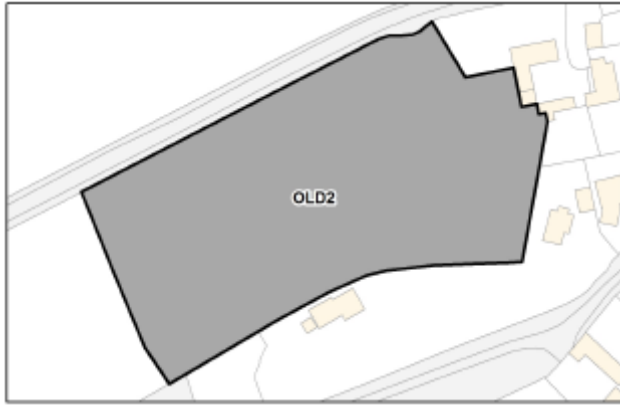
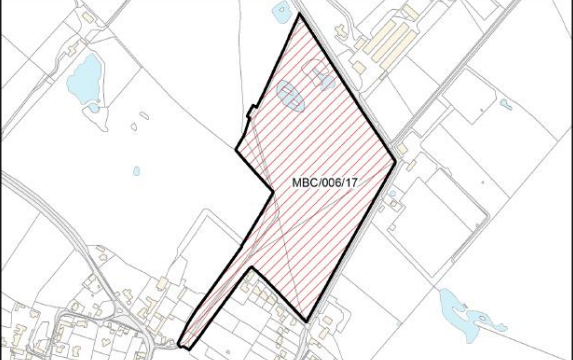
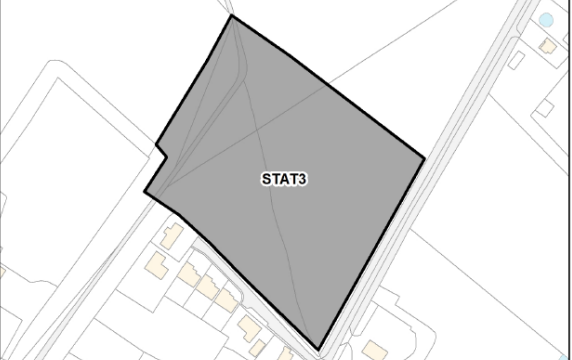

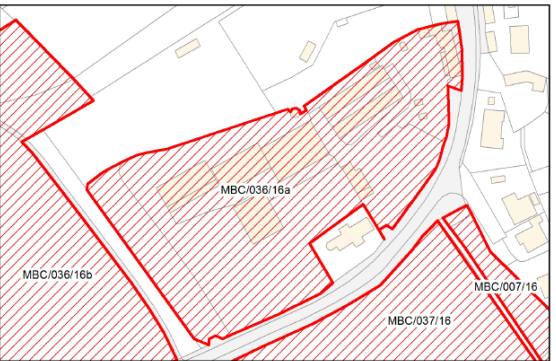
							developable areas. The potential capacity has therefore decreased from 49 to 40 on this basis.		
RH2	Easthorpe	Land east of Green Lane	EAST1	EAST1	9	9	Change to site boundary to align with red line boundary of planning permission 15/01016/OUT. No change to capacity.		
RH3	Frisby on the Wreake	Land off Great Lane	FRIS1	FRIS1	40	48	<ol style="list-style-type: none"> 1. Change to site boundary to align with red line boundary of planning permission 16/00491/OUT. 2. Capacity increased to 48 to reflect planning permission in place. 		
RH4	Frisby on the Wreake	Water Lane	FRIS2	FRIS2	14	22	Update to site assessment work has included refinement of site area calculations and developable areas. The potential capacity has therefore increased from 14 to 22 on this basis.	No change to boundary proposed.	No change to boundary proposed.
RH5	Frisby on the Wreake	Land south of village	FRIS3	FRIS3	40	67	Update to site assessment work has included refinement of site area calculations and developable areas. The potential capacity has therefore increased from 40 to 67 on this basis.	No change to boundary proposed.	No change to boundary proposed.
RH6	Gaddesby	Holme Farm	GADD1	GADD1	14	14	Change to site boundary to align with red line boundary of planning permission 15/00361/OUT. No change to capacity.		

RH7	Gaddesby	Land off Church Lane and Ashby Road	GADD2	Not allocated	30	30	<p>The original site submitted (8.6ha) was reduced to the site area identified above (2ha) to lessen the impact on the character of the settlement and the landscape. The south eastern corner of the site is within flood risk zone 3b (0.16ha) and therefore was removed from the developable area. The capacity was reduced from 45 to 30 to allow for a lower density development in order to lessen the impact on the character and setting of the village. However impacts identified in the Landscape Character Assessment and further reinforced by the representations received from Historic England and LCC Archaeology mean that it is now suggested to remove this site from the allocations as it is not considered the detrimental impacts can be adequately mitigated.</p>		
RH8	Gaddesby	Land north of Pasture Lane	GADD3	GADD2	11	11	<p>Due to the removal of the original GADD2 this site is being re-numbered.</p>		
RH9	Gaddesby	Land north of Pasture Lane	Not allocated	GADD3	Not assessed	13	<p>Site is a new site submitted through the SHLAA 2017 and has been assessed. It is considered to be potentially suitable for development. It is therefore suggested that it is identified as an allocated site under Policy C1(a).</p>		

RH10	Great Dalby	Land off Burdett Close	Not allocated	GRE A1	Not assessed	37	Site is a new site submitted through the SHLAA 2017 and has been assessed. It scores well in the assessment process and is considered to be potentially suitable for development. It is therefore suggested that it is identified as an allocated site under Policy C1(a). No sites were put forward for housing in Great Dalby previously.		
RH11	Thorpe Arnold	Land to the South East of Thorpe Road, (A607)	THOR1	THOR1	27	13	The net developable area is calculated at 0.91ha @ 30dph = 27 dwellings. However constraints have been identified by LCC Archaeology that may reduce the capacity of the site. This is not fully known at this time so a cautious approach to the amount of development that can be achieved is suggested, reducing the potential capacity from 27 to 13. If it is demonstrated through evidence in support of a planning application that more can be developed then this is still acceptable.	No change to boundary proposed.	No change to boundary proposed.
RH12	Thorpe Arnold	Land to the west of Thorpe Road	THOR2 Reserve	THOR2	48	11	This site was initially identified under Policy C1(b) as a reserve site. However as the capacity of THOR1 has been reduced there is now further dwellings needed in Thorpe Arnold. The site area has been reduced so it has a better relationship with the settlement and to reduce encroachment on the open countryside and provides for a small development to meet the residual requirement, whilst limiting the impact on the settlement.		

Policy C1 (b) – Reserve Sites

Suggested Modification Reference	Settlement	Site	Allocation Reference	Updated Allocation Reference	Number of Homes stated in Plan	Updated Capacity	Reason for suggested modification	Current boundary on Site Allocation Plan	Proposed change to boundary on Site Allocation Plan
RS1	Melton Mowbray	Land at Snow Hill, Melton Mowbray	MEL13	MEL11	240	240	Due to the changes in rankings and the removal of some sites from the allocations this site is re-numbered to reflect this.		
RS2	Harby	Former Millway Foods, Colston Lane	HAR6	HAR3	60	53	Remove site from Policy C1 (b) as it is now identified as an allocated site under policy C1(a).		

RS3	Harby	Land south of Colston Lane	Not allocated	HAR5	Not assessed previously	13	Site is a new site submitted through the SHLAA 2017 and has been assessed and ranked against the existing sites in Harby. It scores the same as HAR4 and is considered to be potentially suitable for development. It is therefore suggested that it is identified as a reserve site to provide flexibility in the Plan.		
RS4	Old Dalby	Debdale Hill Field, Old Dalby	OLD3	OLD2	30	23	<ol style="list-style-type: none"> 1. Update to site assessment work has included refinement of site area calculations and developable areas. The potential capacity has therefore decreased from 30 to 23 on this basis. 2. Due to the changes in rankings and the removal of some sites from the allocations this site is re-numbered to reflect this. 		
RS5	Stathern	Land to the west of Blacksmith End	Not allocated	STAT3	Not assessed previously	45	Site is a new site submitted through the SHLAA 2017 and has been assessed and ranked against the existing sites in Stathern. It scores well based on a reduced site area which is better connected to the settlement and is considered to be potentially suitable for development. It is therefore suggested that it is identified as a reserve site to provide flexibility in the Plan.		
RS6	Frisby on the Wreake	Rotherby Lane	FRIS4	Not allocated	24	24	Landowner has provided additional information which means the site put forward has altered slightly to take out land along the south western boundary outside of the landowner's responsibility however as the requirement is met by the three sites that are ranked higher and due to constraints of deliverability of this site it is removed from C1(b) and is no longer a reserve site. The landowner identified that unless both sites in his ownership came forward together that they individually would not be viable. The other site owned by the same landowner (MBC/036/16b) does		

							not rank high enough to be allocated.		
RS7	Thorpe Arnold	Land to the west of Thorpe Road	THOR2 Reserve	THOR2	48	11	This site was initially identified under Policy C1(b) as a reserve site. However as the capacity of THOR1 has been reduced there is now further dwellings needed in Thorpe Arnold. The site area has been reduced so it has a better relationship with the settlement and to reduce encroachment on the open countryside and provides for a small development to meet the residual requirement, whilst limiting the impact on the settlement. It is now included under policy C1 (a) as an allocated site and is therefore removed from the reserve sites under C1 (b).	