

Site details

Settlement	Old Dalby	
Site Address	Longcliffe Hill House, Old Dalby	
SHLAA ref (if available)	MBC/009/16	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 4.7 ha	Net site area: 2.93 ha
Site capacity (based on SHLAA assessment)	Gross capacity: 150 (from SHLAA form)	Net capacity: 88 (1.11@30/ha)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); ? (Neutral); - (negative); - - (Strong neg've).
Meeting identified need;	Potential to accommodate some 88 Market and affordable houses.	++
Relationship / connectivity with host settlement;	Edge of settlement site, immediately adjacent, current greenfield Links into village by road and footpaths but protrudes perpendicularly into open countryside	0

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Within 800m of all of all facilities in Old Dalby (services limited in Old Dalby)	++
Proximity to employment;	Extensive employment opportunities within 1 mile at Crown and Old Dalby trading estates.	+
Availability of public transport;	Old Dalby is on Bus Route 23 that links Melton to Nether Broughton a. It is hourly at peak times and 2 hourly through the day.	+
Brownfield land.	Greenfield + contains farm house and buildings	--
Loss of employment or other beneficial use	Agricultural.	0

Site constraints

Issue	Comments	Potential impact
<p>Access / including public footpath access;</p> <p>Connects to public road on Longcliffe Hill which leads to village and offers exit to wider road network to the east</p>	<p>Connects to public road on Longcliffe Hill which leads to village and offers exit to wider road network to the east</p> <p>Footpaths cross the site and link to public road whcin offer access to village. Footpaths offer access to countryside (recreation).</p> <p>No reason footpath could not be incorporated into development layout.</p>	++

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	None required	++
Infrastructure capacity (schools / GPs / etc);	Old Dalby Prmiary shows capacity ranging from 17 – 30 going forward. This would accommodate schemes of up to 75. Site is larger and would need investigation as to whether school expansion was possible.	+
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Fairly close to 3 listed buildings but would not affect their settings, which are al well defined and self contained. Separate and detached from Cons Area. No SM's.	++
Flooding;	All in Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site not assessed in Bio-diversity study. Potential for protected species on site (investigation would be required – assume they could be mitigated).	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++

Technical constraints (contamination / land stability);	No constraints identified.	++
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Landscape designation (<i>influence report – designation</i>).	Influence draft report. The site is in LCZ1 medium to high sensitivity. However part of the site is in an already built up area (Western part) and some small scale development adjacent to the settlement edge and enclosed by the natural features might be possible.	-
Agricultural Land classification	3b – lower quality	++
Noise or other pollutants	Contains farm buildings – potential for noise and odour but assume these would be removed if dev. Took place.	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No known constraints and a strong housing market	++
Known market constraints;	None aware of	++
Land ownership constraints;	Single ownership but not in the hands of a developer	+

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

Not included in sustainability assessment

Overall summary

Site is adjacent to a settlement with a limited range of services. **Site has very limited suitability for allocation for housing due to perpendicular relationship with the existing settlement and overall scale . It would perhaps be practical for the frontage to be developed and a section currently occupied by farm buildings and a farm house (approx 1/3 of the site).**

Mitigation / Issues to address in policy

- Sustainable transport solutions and contributions to smarter choices
- Overall scale and depth of site (see above)
- Layout – need to address Longcliffe Hill

Site details

Settlement	Old Dalby	
Site Address	Longcliffe Hill House, Old Dalby	
SHLAA ref (if available)	MBC 018/16	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 1.43 ha	Net site area: 1.18 ha
Site capacity (based on SHLAA assessment)	Gross capacity: 35-40 (from SHLAA form)	Net capacity: 35 (1.11@30/ha)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); ? (Neutral); - (negative); - - (Strong neg've).
Meeting identified need;	Potential to accommodate some 35 Market and affordable houses.	++
Relationship / connectivity with host settlement;	Edge of settlement site, immediately adjacent, current greenfield. Links into village by road and footpaths but protrudes perpendicularly into open countryside	0

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Within 800m of all of all facilities in Old Dalby (services limited in Old Dalby)	++
Proximity to employment;	Extensive employment opportunities within 1 mile at Crown and Old Dalby trading estates.	+
Availability of public transport;	Old Dalby is on Bus Route 23 that links Melton to Nether Broughton a. It is hourly at peak times and 2 hourly through the day.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	Agricultural.	0

Site constraints

Issue	Comments	Potential impact
<p>Access / including public footpath access;</p> <p>Connects to public road on Longcliffe Hill which leads to village and offers exit to wider road network to the east</p>	<p>Connects to public road on Longcliffe Hill which leads to village and offers exit to wider road network to the east</p> <p>Footpaths cross the site and link to public road which offer access to village. Footpaths offer access to countryside (recreation).</p> <p>No reason footpath could not be incorporated into development layout.</p>	++

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	None required	++
Infrastructure capacity (schools / GPs / etc);	Old Dalby Primary shows capacity ranging from 17 – 30 going forward. This would accommodate schemes of up to 75. This capacity could accommodate this site.	+
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Fairly close to 3 listed buildings but would not affect their settings, which are al well defined and self contained. Separate and detached from Cons Area. No SM's.	++
Flooding;	All in Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site not assessed in Bio-diversity study. Potential for protected species on site (investigation would be required – assume they could be mitigated).	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++

Technical constraints (contamination / land stability);	No constraints identified.	++
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Landscape designation (<i>influence report – designation</i>).	Influence draft report. LCZ1 medium to high sensitivity. However part of the site (closest part to the existing road) is already developed and some small scale development might be allocated.	-
Agricultural Land classification	3b – lower quality	++
Noise or other pollutants	Adjacent to farm buildings with potential for noise and odour	-

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	No known constraints and a strong housing market	++
Known market constraints;	None aware of	++
Land ownership constraints;	Single ownership but not in the hands of a developer	+

Expected Delivery (Trajectory)

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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

Not included in sustainability assessment

Overall summary

Site is adjacent to a settlement with a limited range of services. **Site has very limited suitability for allocation for housing due to perpendicular relationship with the existing settlement. It would perhaps be practical for the frontage to be developed and a section currently occupied , approx. 8 units**

Mitigation / Issues to address in policy

- Sustainable transport solutions and contributions to smarter choices
- Depth of site (see above)
- Layout needs to address Longcliffe Hill as frontage.

Site details

Settlement	Old Dalby/Queensway	
Site Address	Station Lane, Old Dalby	
SHLAA ref (if available)	MBC 045/13	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history		
Site Area	Gross site area: 5.7 ha	Net site area: 3.56
Site capacity (based on SHLAA assessment)	Gross capacity: not offered	Net capacity: 106 (3.56 ha @ 30/Ha)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); ? (Neutral); - (negative); - - (Strong neg've).
Meeting identified need;	Potential to accommodate some 105 Market and affordable houses.	++
Relationship / connectivity with host settlement;	Detached but accessible using footpath network. Though close to both Old Dalby and Queensway, it is not adjacent to either and relates to both of them poorly. It would have the effect of closing the gap between the two settlements in a manner	0

	already evident on the south side of the road.	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Within approx 500m of all of all facilities in Old Dalby (services limited in Old Dalby) at closest point	++
Proximity to employment;	Extensive employment opportunities within 100m at Crown and Old Dalby trading estates.	++
Availability of public transport;	Old Dalby is on Bus Route 23 that links Melton to Nether Broughton a. It is hourly at peak times and 2 hourly through the day.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	Agricultural	0

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	Connects to public road on Main Rd which leads to village access to other locations to west, via Nether Broughton. PP 14/00954/OUT included access onto Main Rd and is approved. North- south running footpath close to site offers access to	++

¹ MfS indicates 800 metres can be walkable.

	wider countryside. No footpaths offer access or permeability advantages. Would not interfere with the line of this footpath.	
Major infrastructure requirements (transport schemes etc)	None required	++
Infrastructure capacity (schools / GPs / etc);	Old Dalby Primary shows capacity ranging from 17 – 30 going forward. This would accommodate schemes of up to 75. This capacity <u>could not</u> accommodate a site of this scale. No detail on whether school has capability to expand.	+
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings, CA's or SM's in close proximity	++
Flooding;	All in Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site not assessed in Bio-diversity study. Site has potential to contain wildlife and will need detailed examination. It is assumed they can be addressed through mitigation.	+
TPO / Ancient woodland;	None	++

Historic Park;	None	++
Technical constraints (contamination / land stability);	Part of the site is within contaminated land register but is not the site itself .Low/medium sensitivity/capable of mitigation.	+

Landscape designation (<i>influence report – designation</i>).	Not addressed by Influence study. Close to the AoS between Old Dalby and Old Dalby Trading Estate.	0
Agricultural Land classification	3b – lower quality	++
Noise or other pollutants	Close to railway (TEST TRACK). This is well used and active but already has controls on use owing to other residential properties along its route. It is more distant from the railway than existing houses and it is considered safeguarded by the controls in place to protect those houses..	+

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	No known constraints and a strong housing market	++
Known market constraints;	None aware of	++
Land ownership constraints;	Single ownership but not in the hands of a developer	+

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

Not included in sustainability assessment

Overall summary

Site is close to a settlement with a limited range of services. **However it is out of scale with the settlements and not well related to either. Recommend it is NOT allocated for housing.**

Mitigation / Issues to address in policy

Site details

Settlement	Old Dalby/Queensway	
Site Address	Station Lane, Old Dalby	
SHLAA ref (if available)	MBC 046/13	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	Site has outline PP 14/00954/OUT for 15 dwellings including access.	
Site Area	Gross site area: 0.56 ha	Net site area: 0.56 ha
Site capacity (based on SHLAA assessment)	Gross capacity: 15	Net capacity: 15 (from planning permission)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); ? (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Potential to accommodate some 15 Market and affordable houses.	+
Relationship / connectivity with host settlement;	Slightly detached but accessible using footpath network	0

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Within approx 800m of all of all facilities in Old Dalby (services limited in Old Dalby) at closest point	++
Proximity to employment;	Extensive employment opportunities within 100m at Crown and Old Dalby trading estates.	++
Availability of public transport;	Old Dalby is on Bus Route 23 that links Melton to Nether Broughton a. It is hourly at peak times and 2 hourly through the day.	+
Brownfield land.	Greenfield	++
Loss of employment or other beneficial use	Derelict	++

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	<p>Connects to public road on Main Rd which leads to village access to other locations to west, via Nether Broughton. PP 14/00954/OUT included access onto Main Rd and is approved.</p> <p>North- south running footpath close to site offers access to wider countryside. No footpaths offer access or permeability advantages.</p>	++

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	None required	++
Infrastructure capacity (schools / GPs / etc);	Old Dalby Primary shows capacity ranging from 17 – 30 going forward. This would accommodate schemes of up to 75. This capacity would accommodate a site of this size (n.b cumulative effect)	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings, CA's or SM's in close proximity	++
Flooding;	All in Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site not assessed in Bio-diversity study. Detailed investigations carried out as part of 14/00954/OUT identified wildlife interest and mitigation, in the form of hedge retention (condition)	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++

Technical constraints (contamination / land stability);	Site in contaminated land register and this was investigated under 14/00954/OUT. Conditions required remediation requirements. Low/medium sensitivity /capable of mitigation.	+
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Landscape designation (<i>influence report – designation</i>).	Not addressed by Influence study. Adjacent to the AoS between Old Dalby and Old Dalby Trading Estate. It needs to be understood in the context of the existing built up area at the South of the site and the approved planning application (14/00954/OUT).	0
Agricultural Land classification	3b – lower quality, but in any event brownfield an derelict	++
Noise or other pollutants	Close to railway (TEST TRACK). This is well used and active but already has controls on use owing to other residential properties along its route. It is more distant from the railway than existing houses and it is considered safeguarded by the controls in place to protect those houses..	+

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No known constraints and a strong housing market	++
Known market constraints;	None aware of	++
Land ownership constraints;	Single ownership but not in the hands of a developer	+

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

Not included in sustainability assessment – planning permission granted.

Overall summary

Site is close to a settlement with a limited range of services. **Site has suitability for allocation for housing and in any event has permission dating from August 2015. RECOMMEND ALLOCATION**

Mitigation / Issues to address in policy

- None – terms and conditions established by PP

Site details

Settlement	Old Dalby	
Site Address	Debdale Hill Field, Old Dalby	
SHLAA ref (if available)	MBC 171/15	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 1.35 ha	Net site area: 1.11 ha
Site capacity (based on SHLAA assessment)	Gross capacity: 12 (from SHLAA form)	Net capacity: 33 (1.11@30/ha)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); ? (Neutral); - (negative); - - (Strong neg've).
Meeting identified need;	Potential to accommodate some 33 Market and affordable houses.	++
Relationship / connectivity with host settlement;	Edge of settlement site, immediately adjacent, current greenfield Links into village by rad and footpaths.	+

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Within 800m of all of all facilities in Old Dalby (services limited in Old Dalby)	++
Proximity to employment;	Extensive employment opportunities within 1 mile at Crown and Old Dalby trading estates.	+
Availability of public transport;	Old Dalby is on Bus Route 23 that links Melton to Nether Broughton a. It is hourly at peak times and 2 hourly through the day.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	Agricultural.	0

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access; Connects to public road on Longcliffe Hill which leads to village and offers exit to wider road network to the east	Connects to public road on Longcliffe Hill which leads to village and offers exit to wider road network to the east Footpaths in the vicinity but none cross the site. Footpaths offer access to countryside (recreation) but no advantageous route to village facilities.	++

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	None required	++
Infrastructure capacity (schools / GPs / etc);	Old Dalby Prmiary shows capacity ranging from 17 – 30 going forward. This would accommodate schemes of up to 75	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Close to, but separate from 3 listed buildings and it is considered would not affect their settings, which are al well defiend and self contained. Adjacent to Conservation Area – potential issue of setting of Conservation Area. No SM's.	+
Flooding;	All in Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site identified as a Bio-diversity study. Potential for protected species on site.	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++

Technical constraints (contamination / land stability);	No constraints identified.	++
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Landscape designation (<i>influence report – designation</i>).	Influence draft report. LCZ5 medium to high sensitivity. However the site is adjacent to the existing built up area and a progressive development starting from the lower slopes would be possible.	-
Agricultural Land classification	3b – lower quality	++
Noise or other pollutants	None identified	-

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No known constraints and a strong housing market	++
Known market constraints;	None aware of	+
Land ownership constraints;	Single ownership but not in the hands of a developer	+

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

Not included in sustainability assessment

Overall summary

Site is well located in a settlement withn limited range of services. **Site suitable for allocation for housing**

Mitigation / Issues to address in policy

- Sustainable transport solutions and contributions to smarter choices
- Overall scale – site considered too large in relation to OD

Site details

Settlement	Old Dalby	
Site Address	South Wood Hill field, Old Dalby	
SHLAA ref (if available)	MBC 172/15	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 4.24 ha	Net site area: 2.65 ha
Site capacity (based on SHLAA assessment)	Gross capacity: 25 (from SHLAA form)	Net capacity: 80 (2.65@30/ha)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); ? (Neutral); - (negative); - - (Strong neg've).
Meeting identified need;	Potential to accommodate some 80 Market and affordable houses.	++
Relationship / connectivity with host settlement;	Edge of settlement site, immediately adjacent, current greenfield. Links into village by road and footpaths but protrudes into open countryside	0

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Within 800m of all of all facilities in Old Dalby (services limited in Old Dalby) at closest point	++
Proximity to employment;	Extensive employment opportunities within 1 mile at Crown and Old Dalby trading estates.	+
Availability of public transport;	Old Dalby is on Bus Route 23 that links Melton to Nether Broughton a. It is hourly at peak times and 2 hourly through the day.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	Agricultural.	0

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access; Connects to public road on Longcliffe Hill which leads to village and offers exit to wider road network to the east	Connects to public road on Wood Hill which leads to village and offers exit to wider road network to the south. Footpaths starts opposite site which offer alternative route of access to village. Footpaths offer access to countryside (recreation).	++

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	None required	++
Infrastructure capacity (schools / GPs / etc);	Old Dalby Primary shows capacity ranging from 17 – 30 going forward. This would accommodate schemes of up to 75. This capacity would be marginally exceeded by <u>all</u> of this site. Not known if expansion of school is practical	+
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Fairly close to listed buildings but would not affect their Part of the site is within the Conservation Area as elements of green space protruding into the village and indicating its agricultural heritage. The parts outside form an important aspect of the setting of the CA due to their elevation and resultant prominence from within many locations in the village and approaches from the south and east. (No comments from HE as not included in Emerging Options) No SM's.	--
Flooding;	All in Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site not assessed in Bio-diversity study. Potential for protected species on site (investigation would be required – assume they could be mitigated).	++
TPO / Ancient woodland;	None	++

Historic Park;	None	++
Technical constraints (contamination / land stability);	No constraints identified.	++

Landscape designation (<i>influence report – designation</i>).	Influence draft report. LCZ4: medium sensitivity. Some small scale development could be accommodated in this area, in proximity to the existing settlement.	0
Agricultural Land classification	3b – lower quality	++
Noise or other pollutants	None identified	++

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	No known constraints and a strong housing market	++
Known market constraints;	None aware of	++
Land ownership constraints;	Single ownership but not in the hands of a developer	+

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

Not included in sustainability assessment

Overall summary

Site is adjacent to a settlement with a limited range of services. **Site has very limited suitability for allocation for housing due to perpendicular relationship with the existing settlement and contributions as a key element of the CA and its setting. Also the scale is excessive in relation to existing settlement – at most allocation should be limited to part of the site, but the logical part (adjacent to the existing village) is the most sensitive to the Conservation Area.**

Mitigation / Issues to address in policy

- Sustainable transport solutions and contributions to smarter choices
- Depth of site (see above)
- Layout needs to address Longcliffe Hill as frontage.

Site details

Settlement	Old Dalby	
Site Address	Main Rd, Old Dalby	
SHLAA ref (if available)	MBC 182/15	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 5.05 ha	Net site area: 3.16 ha
Site capacity (based on SHLAA assessment)	Gross capacity: 10 – 40 (from SHLAA form)	Net capacity: 90 (3.16@30/ha)

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); ? (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Potential to accommodate some 90 Market and affordable houses.	++
Relationship / connectivity with host settlement;	Edge of settlement site, immediately adjacent, current greenfield. Links into village by road. Footpaths nearby but do not offer improves accessibility. Would largely destroy existing gap between Old Dalby and the railway (test track) and the	+

	feeling of separation of the village from the trading estates further east and Queenway.	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Within 800m of all of all facilities in Old Dalby (services limited in Old Dalby) at closest point	++
Proximity to employment;	Extensive employment opportunities within 250m at Crown and Old Dalby trading estates.	++
Availability of public transport;	Old Dalby is on Bus Route 23 that links Melton to Nether Broughton a. It is hourly at peak times and 2 hourly through the day.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	Agricultural.	0

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	Connects to public road on Main Rd which leads to village and offers exit to wider road network to the south. Footpaths starts opposite site which offer alternative route of access to village. Footpaths offer access to countryside (recreation).	++

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	None required	++
Infrastructure capacity (schools / GPs / etc);	Old Dalby Primary shows capacity ranging from 17 – 30 going forward. This would accommodate schemes of up to 75. This capacity would be exceeded by <u>all</u> of this site. Not known if expansion of school is practical	+
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings in close proximity The site is opposite the eastern most part of the Conservation Area and may raise issues of affecting its setting. However it is the opposite side of Main road and 'reads' separately from the part of the village benefitting from CA status when approaching (from the east) and is visually more associated with the railway and more modern development on north side of Main Rd. No SM's.	++
Flooding;	All in Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No SSSI, Local Wildlife sites or Candidate Local Wildlife sites. Site not assessed in Bio-diversity study. Potential for protected species on site (investigation would be required – assume they could be mitigated).	++
TPO / Ancient woodland;	None	++

Historic Park;	None	++
Technical constraints (contamination / land stability);	No constraints identified.	++

Landscape designation (<i>influence report – designation</i>).	Influence draft report. LCZ1: medium to high sensitivity. It is also within the AoS between Old Dalby and Old Dalby Trading Estate. However some small scale development adjacent to the already built up area might be possible.	-
Agricultural Land classification	3b – lower quality	++
Noise or other pollutants	Adjacent to railway (TEST TRACK). This is well used and active but already has controls on use owing to other residential properties along its route. Detailed investigation would be required – potential for mitigation possible due to size of site.	+

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	No known constraints and a strong housing market	++
Known market constraints;	None aware of	++
Land ownership constraints;	Single ownership but not in the hands of a developer	+

Expected Delivery (Trajectory)

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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

Not included in sustainability assessment

Overall summary

Site is adjacent to a settlement with a limited range of services. **Site has limited suitability for allocation for housing due its scale – its totality is excessive in relation to existing settlement. Suggest limited development with limited depth, adjacent to the existing built form, would form logical extension of the existing settlement (westernmost part (approx. ¼)**

Mitigation / Issues to address in policy

- Sustainable transport solutions and contributions to smarter choices
- Depth of site (see above)
- Layout needs to address Main Rd as frontage.