

Site details

Settlement	Somerby	
Site Address	Land off High Street	
SHLAA ref (if available)	MBC/023/16	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	Planning permission at the North-western corner to enable 5 aside football (05/1999)	
Site Area	Gross site area: 2.22 ha	Net site area: 1.39 ha
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 67	Net Capacity: 42 dwellings

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	More than 20 units	++
Relationship / connectivity with host settlement;	Well connected to the rest of the village. It would be an extension of the current built up area.	+

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	The nearest point of the development is situated at aprox. 300m of the convenience shop (post office too), and the farthest point is at no more than 500m using the existing roads and tracks. It is within 300m from the Primary School. The GP is situated at approximately 800m from the closest point of the development	++
Proximity to employment;	At 4.6km (John O'Gaunt Industrial Estate) with bus service to the site.	0
Availability of public transport;	Service 113 (Melton-Oakham). 2 hourly. No services during the evenings and Sundays and Bank Holidays.	+
Brownfield land.	Part of the site has an existing building however most of the site is a Greenfield	-
Loss of employment or other beneficial use	Some Farmland	0

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	There are two access points: one off Manor Lane, too narrow for this development and one off High Street, using an existing recreational area. This recreational area would need to be relocated as part of the new development allowing the access at this point.	0

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	Not aware of	++
Infrastructure capacity (schools / GPs / etc);	Primary school: the site will require +10 capacity, secondary school +8.4. The Primary School capacity is 49. The current capacity will accept +16 students but in 2020 it will be -13. GP. No information available yet.	--
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Part in a Conservation Area (North-eastern corner). The rest of the site is adjacent at this CA.	+
Flooding/Drainage	No flooding issues	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No constraints	++
TPO / Ancient woodland;	It is adjacent to a TPO area (woodland screen at the East)	+
Historic Park;	None	++

Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LGS (rate 2) in the North-western corner (recreation ground): Not integral to character but important community / recreation resource. Most of the site is LCZ 4 with medium landscape sensitivity to residential development. <i>There is potential for development of this simple, enclosed landscape in proximity to the existing settlement. However, ridge and furrow field systems are again evident and limit the potential for residential development.</i>	0
Visual Impact	The site is well contained. It would use the woodland at the West and the existing built up area to mitigate this impact	++
Agricultural Land classification	3a (good quality agricultural land)	-
Noise or other pollutants	Not aware of	++

Deliverability constraints

Issue	Comments	Potential impacts
-------	----------	-------------------

Viability;	Planning Consultant Interest. The Ernest Cook Trust. The promoter was not sure about the process and he wants to liaise with MBC officers to adjust the proposal to the requirements.	+
Known market constraints;	None	++
Land ownership constraints;	None	++

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 (Recent site that has not gone through the SA process)

Overall summary

The size of the settlement makes it quite sensitive to the number of units that can be allocated. The potential number of units for this site is quite high for Somerby, but taking into account that part of the site would need to incorporate and enhance the loss of the existing Recreational Area, the net capacity can be reduced to 30-35 units. **It is a suitable location subject to an increase of the capacity of the Primary School.**

Mitigation / Issues to address in policy

Consultation Responses

Most of this site is currently a recreation area for the village. Part of it is swings etc and picnic areas used by the young and their families. This is a social focal point for many mothers and children. The other part is set up as a football pitch which is used by a volunteer group each Sunday, the primary school which has little outdoor space of its own, and throughout the week by both adults and children. The land has been rented from Ernest Cook Trust for many years and they have endorsed this community use as part of the ethos of the Trust. Somerby Parish Council has invested considerably in equipment and maintenance over the years and regard it as a considerable community asset. There are no other similar amenities in the Parish and so it is particularly important especially to the younger members of the community.

Access onto Manor Lane is undesirable as it is a single track roadway with a virtually blind junction onto the High Street. To access directly onto the High Street through what is the recreation area would mean coming out immediately after a sharp bend with all the implications of a traffic hazard.

Site details

Settlement	Somerby	
Site Address	Land off Manor Lane	
SHLAA ref (if available)	MBC/024/16	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	None	
Site Area	Gross site area: 11.29 ha	Net site area: 7.06 ha
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 339	Net Capacity: 212 dwellings

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	More than 20 units	++
Relationship / connectivity with host settlement;	Just a small part of the site is connected to the rest of the settlement. We can say that the connectivity of the site is not positive as it is not adjacent to the settlement itself and the scale of the proposed development is not proportional with the	--

	size of Somerby.	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	The access to the primary school is within 300m of the northern part of the site. The GP in Somerby is at the eastern edge of the village to, approximately 900m from the closest point of the development. The convenience shop is within 800m of part of the development	++
Proximity to employment;	At 4.7km (John O'Gaunt Industrial Estate) with bus service to the site.	0
Availability of public transport;	Service 113 (Melton-Oakham). 2 hourly. No services during the evenings and Sundays and Bank Holidays.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	Farmland	0

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	Access via Manor Lane would be extremely difficult. The second options is an access off Newbold Lane (western boundary), a narrow road crossing a TPO area.	-

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	This development scale would need major infrastructure requirements	--
Infrastructure capacity (schools / GPs / etc);	Primary school: the development of the site would require +50.9, secondary school +42.4 The scale of the development is (probably) over 10% of the current built up area. The pressure on the existing infrastructures wouldn't be suitable.	--
Heritage Assets (SMs, listed buildings, CAs, archaeology);	None	++
Flooding/Drainage	None	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None	++
TPO / Ancient woodland;	Adjacent to a TPO area (woodland)	+
Historic Park;	None	++

Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ 4 with medium landscape sensitivity to residential development. <i>There is potential for development of this simple, enclosed landscape in proximity to the existing settlement. However, ridge and furrow field systems are again evident and limit the potential for residential development.</i>	0
Visual Impact	Prominent visual impact	--
Agricultural Land classification	Part of the site (northern part) 3a, good quality. Part 3b, best of the worst quality.	-
Noise or other pollutants	Not aware of	++

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	Planning Consultant Interest. The Ernest Cook Trust. The promoter was not sure about the process and he wants to liaise with MBC officers to adjust the proposal to the requirements.	+

Known market constraints;	None	++
Land ownership constraints;	None	++

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 (Recent site that has not gone through the SA process)

Overall summary

The size of the settlement makes it quite sensitive to the number of units that can be allocated. **The scale and location of the site makes it not currently suitable for development.**

Mitigation / Issues to address in policy

Consultation Responses

Somerby PC:

To be considered, this large site needs adequate access. It really is dependent on going through the area covered in MBC/023/16 as both Manor Lane and Newbold Lane, which is where this touches any highway are totally inappropriate, being rural single track roads. To accept such a huge volume of traffic onto Somerby High Street is a bizarre suggestion given that it is single lane for much of the way because residents have nowhere else to park their cars. At busy times vehicles are obliged to back up to allow traffic through and any increase will just compound the problem.

A comment from a councillor reflects the feeling of the Parish if this was made public "212 houses is a grotesque idea. To put a development of such a size anywhere in Somerby is unacceptable. It would destroy the village as we know it and is way out of proportion to any possible requirement."

Site details

Settlement	Somerby	
Site Address	Somerby Equestrian Centre, Oakham Road	
SHLAA ref (if available)	MBC/035/16	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	None	
Site Area	Gross site area: 2.16	Net site area: 1.35
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 65	Net Capacity: 41

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	More than 20 units	++
Relationship / connectivity with host settlement;	The site is not well connected with the rest of the village.	--

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	The primary school is at 800m (aprox.) and the convenience shop/post office is at 650m (aprox.). The GP is a few meters from the proposed development.	++
Proximity to employment;	At 5.7km (John O'Gaunt Industrial Estate) with bus service to the site. Some employment use would be created on site.	0
Availability of public transport;	Service 113 (Melton-Oakham). 2 hourly. No services during the evenings and Sundays and Bank Holidays.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	Farmland	0

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	Good access off Oakham Road. It is currently a track. Poor footpath links	0
Major infrastructure requirements (transport schemes etc)	Not aware of any	++

¹ MfS indicates 800 metres can be walkable.

Infrastructure capacity (schools / GPs / etc);	Primary School: the development of the site would require +9.8, secondary School +8.2. The School's current capacity is +16 but it will be -13 in 2020. The current capacity is 49. GP. No information available yet.	--
Heritage Assets (SMs, listed buildings, CAs, archaeology);	None	++
Flooding/Drainage	Not in Flood Zone 3 According to the SFRA Surface Water Flooding, there might be some small flooding issues	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ4 (medium). <i>There is potential for development of this simple, enclosed landscape in proximity to the existing settlement. However, ridge and furrow field systems are again evident and limit the potential for residential development.</i>	0

Visual Impact	There is currently a high hedgerow at the perimeter but, removing it the visual impact from Oakham Road and Krossington Road might be significant.	-
Agricultural Land classification	3a – good quality one half of the proposed site.	-
Noise or other pollutants	Not aware of	++

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	Conversations with landowner and agent. Not builders involved yet.	+
Known market constraints;	None	++
Land ownership constraints;	None	++

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 (Recent site that has not gone through the SA process)

Overall summary

The size of the settlement makes it quite sensitive to the number of units that can be allocated. The location (detached from the rest of the village), the lack of information and not having a builder on board supporting the innovative concept of live-work units makes this **site not suitable**.

Mitigation / Issues to address in policy

Consultation Responses

Site details

Settlement	Sommerby	
Site Address	Football field at Sommerby	
SHLAA ref (if available)	MBC/146/14	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	16/00100/OUT – PCO – residential development of up to 32 dwellings 04/00921/FUL - Proposed doctors surgery including on site parking. Approved on 17.01.2005 (Actually it is situated at the other site of the road)	
Site Area	Gross site area: 1.08	Net site area: 0.89
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 33	Net Capacity: 27

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	More than 20 units	++
Relationship / connectivity with host settlement;	The site is well connected to the rest of the village. Possibility of a mirror development (Firdale, street adjacent to the proposed site). Extension of the current built up area	+

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	The primary school is at 650m (aprox.) and the convenience shop/post office is at 500m (aprox.). The GP is opposite to the development (Oakham Road).	++
Proximity to employment;	At 5.5km (John O'Gaunt Industrial Estate) with bus service to the site.	0
Availability of public transport;	Service 113 (Melton-Oakham). 2 hourly. No services during the evenings and Sundays and Bank Holidays.	+
Brownfield land.	Greenfield	--
Loss of employment or other beneficial use	Unused football field and farmland.	0

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	Off Oakham Road (secondary main road), is a straight road with especially good visual range to the right where vehicles will approach to the entrance of the village.	++

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	Not aware of any	++
Infrastructure capacity (schools / GPs / etc);	Primary School: the development of the site would require +6.5, secondary school +5.4 The Primary School capacity is 49. The current capacity will accept +16 students but in 2020 it will be -13. GP. No information available yet.	--
Heritage Assets (SMs, listed buildings, CAs, archaeology);	None	++
Flooding/Drainage	Small flooding and drainage issues at the north of the proposed area, but not in zone 3	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Site of moderate ecological value. Trees with bats roots potential and ponds with GCN records.	-
TPO / Ancient woodland;	None	++
Historic Park;	None	++

Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ 4 with medium landscape sensitivity to residential development. <i>There is potential for development of this simple, enclosed landscape in proximity to the existing settlement. However, ridge and furrow field systems are again evident and limit the potential for residential development.</i>	0
Visual Impact	The site is well contained by the current built up area and enclosed by the landscape	++
Agricultural Land classification	3a – good quality	-
Noise or other pollutants	Not that we are aware of	++

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	Ongoing planning application. Currently undertaking biodiversity surveys and Flooding assessment.	++

Known market constraints;	None	++
Land ownership constraints;	None	++

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

Medium development site located on the south-eastern edge of the settlement, would represent squaring off of the current developed form and could be utilised to improve the developed edge of this end of the settlement, potential for gateway gains. However developing the site would result in the loss of a recreation space, although replacement provision could be accommodated within the wider development of the site.

Overall summary

The size of the settlement makes it quite sensitive to the number of units that can be allocated. The number of units for this development is sensible; however an increase of the Primary School capacity would be required.

Flooding and Biodiversity surveys and mitigation measures (if required) would need to be supportive with the site.

It is a suitable site subject to an increase of the Primary School capacity and potential flooding and biodiversity mitigation measures.

Mitigation / Issues to address in policy

Consultation Responses

Somerby PC:

If the above is accepted (Somerby is not a secondary rural service centre) then the 50 houses over the next 20 years allocation will no longer apply and the following points will be less relevant. However, if this is not the case then the following issues arise: -

- i) The allocation of 50 houses is arbitrary and takes no account of actual need. Consistent with the objectives of the Melton local Plan Somerby has worked hard to deliver development that preserves the historic and rural character of the village as this is important to support the heritage and recreational tourism economy in Somerby and Melton Borough.
- ii) The two SHLAA sites "accepted" would both add ca. 30 houses each in a very short space of time, certainly not over 20m years. This equates to 15% of current housing stock; both developments add 30%!
- iii) Conversely, having built approximately 20 houses in the last five years and with 13 deliverable supply there will be no difficulty in meeting the remaining target of 17 by 2036 by infill development across the parish.
- iv) Somerby High Street is a known traffic problem. Cars park down one side meaning that, effectively, it is a single track road. In addition to car traffic, there are a considerable number of large farm vehicles, coaches (Nesbit's coaches located at the west end of the village) and the considerable traffic to and from the Somerby Equestrian Centres by customers. This causes real problems every day and these problems are even worse at evenings and weekends when even more cars are parked along the High Street. Either or both developments will exacerbate this problem. Traffic from the Burrough Road site going to Melton or Oakham will all pass (or try to) down the High Street, and similarly from the Cold Overton Road site for all traffic heading to Leicester, M1/M69 and all points west. At this time we are having great difficulty in even organising getting the potholes repaired because of the traffic congestion (check with LCC Highways). Either or both of these developments will cause serious problems and this alone should preclude development until/unless highway infrastructure improvements are made, we can see no solution.
- v) Somerby has frequent power outages – adding 30 houses will only exacerbate the problem.
- vi) Water Sewerage – we have a very small treatment plant. Before any development is even considered the effects in this area should be known.
- vii) The School is nearly full; one or both of these developments could not be accommodated in the current buildings.
- viii) **One of the sites, MBC/146/14 is an area known to flood**
- ix) The other site, MBC/048/13 is located next to one of the three historic estates in Somerby, The Grove and in the setting of this Conservation Area. Although the MLP states that Historic Landscape Characterisation is part of the Fringe Sensitivity assessment, it omitted landscape features associated with Conservation Areas, and therefore did not rate sensitivity to development at the same level as was done for Somerby Hall. The three historic landscapes on the edges of the village are important to its character and the siting of major development in these areas is inconsistent with the criteria of the study and preservation of landscape with scenic and heritage values.
- x) There are no significant employment opportunities in the Parish, certainly not enough if 30 houses with ca. 100 bedrooms (or double that) are built in a short time scale. Therefore most if not all the new occupants will commute at least five miles (to Melton) or more. Not the greenest of choices!

xi) Somerby Conservation Area needs to change to reflect the more rural nature of its surroundings to reinforce the village character setting within a historic landscape. The enlarged area would include important trees, examples of historical ridge and furrow, historic formal and informal landscaping, natural landscaping, field patterns, and reflecting key views of the village from immediate surroundings. Recent research has brought to light evidence of previous settlements, tree plantations, designed groves and equestrian use, some of which remain relatively unchanged. Other features such as water towers and the remains of at least 3 historical estates which have dominated the village for centuries. An appraisal for the west end of the village has been submitted to Leicestershire County HER who have accepted the importance of the Grove buildings and landscape. MBC/048/13 would have a significant effect on this.

The summary of the above is that any one of the possible developments would have a seriously adverse effect on Somerby. We welcome sensitive development and are certain that the "target" of 17 houses will easily be reached over the 20 year period, our record supports this. What is not sensible is to build the whole amount in a very short period when there is no demand/reason to do this.

Other Consultation comments. Items commented several times (summary):

- The size of the proposed site is too large
- The size of the site would affect the character
- Flooding issues
- Drainage issues
- It would affect to the already excessive traffic in the village
- Flooding issues

Site details

Settlement	Somerby	
Site Address	Land off Burrough Road	
SHLAA ref (if available)	MBC/048/16	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	None	
Site Area	Gross site area: 1.33	Net site area: 1.1
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 35	Net Capacity: 33

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	More than 20 units	++
Relationship / connectivity with host settlement;	Adjacent to western boundary of existing built-up area. This area doesn't have much residential development around but it is well enclosed. It would be an extension of the current built up area.	0

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Within 300m of school, approximately to 500m, from the convenience shop and more than 1km from the GP (situated at the opposite edge of the village)	+
Proximity to employment;	At 4.4km (John O'Gaunt Industrial Estate) with bus service to the site.	0
Availability of public transport;	Service 113 (Melton-Oakham). 2 hourly service during the week. None on the evenings, Sundays and Bank Holidays.	+
Brownfield land.	Greenfield site	--
Loss of employment or other beneficial use	Loss of farmland	0

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	Public Footpath at the North. Possible access off Burrough Road (entrance of the village), speed limit might be an issue for this proposed access point.	+
Major infrastructure requirements (transport schemes etc)	Not aware of any	++

¹ MfS indicates 800 metres can be walkable.

Infrastructure capacity (schools / GPs / etc);	Primary School: the development of the site would require +7.9, secondary school +6.6 The Primary School capacity is 49. The current capacity will accept +16 students but in 2020 it will be -13. GP. No information available yet.	--
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Adjacent to conservation area	+
Flooding/Drainage	Not an issue	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None Site of low ecological value	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Not that we are aware of	++

Landscape designation (<i>influence report – designation</i>).	<p>LCZ 1 (medium): Somerby West <i>Properties on Burrough Road are not well integrated with the settlement and provide an exposed edge, generally out of character with the settlement. Rising topography to the west contains expansive views.</i></p> <p>In principle could be some opportunity for sensitively designed development to better integrate village into landscape. However, development of this scale could have significant impact . Open and exposed site.</p> <p>Local Green Space – Rating 3 limited value</p>	0
Visual Impact	The visual impact from Burrough Road (arriving to the village) would be important. In addition to that the western corner looks a little but exposed.	-
Agricultural Land classification	3a good quality	-
Noise or other pollutants	Not that we are aware of	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Conversations with landowner and agent. Not builders involved yet but a planning application is going to be submitted soon. Pre-application advice given by Joe Mitson.	++

Known market constraints;	None	++
Land ownership constraints;	None	++

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

Medium sized development site, located on the north-western edge of the village. Some relationship to the settlement, but would extend the built form in a linear development pattern. Adjoining conservation area and Agricultural land grade 3A so needs careful consideration. The site adjoins the settlement and sensitive design could help to deliver a scheme that protects the character of the area.

Overall summary

The size of the settlement makes it quite sensitive to the number of units that can be allocated. The number of units and location of this site is quite reasonable subject to an increase of the Primary School capacity and visual impact mitigation. **Potentially suitable.**

Mitigation / Issues to address in policy

Consultation Responses

Somerby PC:

If the above is accepted (Somerby is not a secondary rural service centre) then the 50 houses over the next 20 years allocation will no longer apply and the following points will be less relevant. However, if this is not the case then the following issues arise: -

- i) The allocation of 50 houses is arbitrary and takes no account of actual need. Consistent with the objectives of the Melton local Plan Somerby has worked hard to deliver development that preserves the historic and rural character of the village as this is important to support the heritage and recreational tourism economy in Somerby and Melton Borough.
- ii) The two SHLAA sites "accepted" would both add ca. 30 houses each in a very short space of time, certainly not over 20m years. This equates to 15% of current housing stock; both developments add 30%!
- iii) Conversely, having built approximately 20 houses in the last five years and with 13 deliverable supply there will be no difficulty in meeting the remaining target of 17 by 2036 by infill development across the parish.
- iv) Somerby High Street is a known traffic problem. Cars park down one side meaning that, effectively, it is a single track road. In addition to car traffic, there are a considerable number of large farm vehicles, coaches (Nesbit's coaches located at the west end of the village) and the considerable traffic to and from the Somerby Equestrian Centres by customers. This causes real problems every day and these problems are even worse at evenings and weekends when even more cars are parked along the High Street. Either or both developments will exacerbate this problem. Traffic from the Burrough Road site going to Melton or Oakham will all pass (or try to) down the High Street, and similarly from the Cold Overton Road site for all traffic heading to Leicester, M1/M69 and all points west. At this time we are having great difficulty in even organising getting the potholes repaired because of the traffic congestion (check with LCC Highways). Either or both of these developments will cause serious problems and this alone should preclude development until/unless highway infrastructure improvements are made, we can see no solution.
- v) Somerby has frequent power outages – adding 30 houses will only exacerbate the problem.
- vi) Water Sewerage – we have a very small treatment plant. Before any development is even considered the effects in this area should be known.
- vii) The School is nearly full; one or both of these developments could not be accommodated in the current buildings.
- viii) One of the sites, MBC/146/14 is an area known to flood
- ix) The other site, MBC/048/13 is located next to one of the three historic estates in Somerby, The Grove and in the setting of this Conservation Area. Although the MLP states that Historic Landscape Characterisation is part of the Fringe Sensitivity assessment, it omitted landscape features associated with Conservation Areas, and therefore did not rate sensitivity to development at the same level as was done for Somerby Hall. The three historic landscapes on the edges of the village are important to its character and the siting of major development in these areas is inconsistent with the criteria of the study and preservation of landscape with scenic and heritage values.**
- x) There are no significant employment opportunities in the Parish, certainly not enough if 30 houses with ca. 100 bedrooms (or double that) are built in a short time scale. Therefore most if not all the new occupants will commute at least five miles (to Melton) or more. Not the greenest of choices!
- xi) Somerby Conservation Area needs to change to reflect the more rural nature of its surroundings to reinforce the village character setting within a historic landscape. The enlarged area would include important trees, examples of historical ridge and furrow, historic formal and informal landscaping, natural landscaping, field patterns, and reflecting key views of the village from immediate surroundings. Recent research has brought to light evidence of previous

settlements, tree plantations, designed groves and equestrian use, some of which remain relatively unchanged. Other features such as water towers and the remains of at least 3 historical estates which have dominated the village for centuries. An appraisal for the west end of the village has been submitted to Leicestershire County HER who have accepted the importance of the Grove buildings and landscape. MBC/048/13 would have a significant effect on this.

The summary of the above is that any one of the possible developments would have a seriously adverse effect on Somerby. We welcome sensitive development and are certain that the "target" of 17 houses will easily be reached over the 20 year period, our record supports this. What is not sensible is to build the whole amount in a very short period when there is no demand/reason to do this.

Other Consultation comments. Items commented several times (summary):

- The size of the proposed site is too large
- The size of the site would affect the character
- Heritage constraints (Listed building would be affected)
- Drainage issues
- It would affect to the already excessive traffic in the village
- Flooding issues