

### Site details

Settlement	Stathern	
Site Address	Pasture Lane/Mill Hill	
SHLAA ref (if available)	MBC/012/16	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 2.0	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 20 (from SHLAA form)	Net Capacity: 20 (@30/40dph)

### Site assessment

<b>Planning merits</b>		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is located on the southwest edge of the village accessed from main Street. There are no adopted footways leading from the site entrance until Walnut Close.	+

	<p>The site is well related to the built up area of the village and contains a large farm building.</p> <p>Bus services run regularly through the village giving access to Melton, Bingham and Bottesford</p>	
<p>Access to services and facilities (by foot (ideally 800m<sup>1</sup>) / bicycle (2km) or public transport.</p>	<p>The site sits west of the centre within 250m distance. Stathern has limited services to support residents however they are accessible on foot and bicycle.</p> <p>The village is served by a regular bus service Monday to Friday only giving access to services at Melton Mowbray, Bingham and Bottesford.</p> <p>The nearest bus stop operating the No 24 services is within 200m of the site boundary. The bus stop for No 25 is within 500 metres further to the east within the village centre.</p>	++
<p>Proximity to employment;</p>	<p>None within the village</p>	--
<p>Availability of public transport;</p>	<p>The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford train station.</p> <p>The No. 25 Centrebus runs every 2hrs Monday- Friday only to Melton via Stathern, Eastwell and Scalford.</p>	+
<p>Brownfield land.</p>	<p>No - agricultural buildings and land</p>	--

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

Loss of employment or other beneficial use	Farming land	0
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<b>Site constraints</b>		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Access is currently on the outer bend of the highway. Visibility is afforded in both directions.</p> <p>No PRow within the site boundary. PRow network within the village and leading out to the countryside to the north, east and south. PRow G26 and G28 are in close proximity to the south.</p>	++
Major infrastructure requirements (transport schemes etc)	Extension of footway	-
Infrastructure capacity (schools / GPs / etc);	<p>Stathern Primary School has surplus capacity to accommodated demand arising.</p> <p>This development would add to that deficit by a further:</p> <p>5 Primary Places x Secondary places</p> <p>No GP in village</p>	+

Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>There are no listed buildings on the site. The CA bounds part of the site to the northeast and southeast.</p> <p>The listed buildings and Conservation Area are centred around the historic village core.</p> <p>Sensitive redevelopment of the site has potential to enhance the CA</p>	+
Flooding/Drainage	The site falls within flood zone 1. There are no known drainage issues.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. Protected species may be present on the site due to be bound by the open countryside	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Possibility of farm contamination	-
Landscape designation ( <i>influence report – designation</i> ).	LCZ1 Stathern West is a fairly positive settlement approach from Harby Lane to the west, whereby the settlement edge is well integrated with the landscape by landscape structure and small scale intact fields adjacent to the edge. Such features would be susceptible to change. Overall landscape sensitivity	0

	to residential development is <b>medium</b> , due to the relatively expansive, open landscape and little topographic variation, with some distinctive features including ridge and furrow and prominent views out of the settlement.	
Visual Impact	Site well contained by landscaping and existing pattern of development and relates well to neighbouring uses. Flat site with residential properties to two sides. No visual impact	++
Agricultural Land classification	3b	++
Noise or other pollutants	Possible contamination from farming practice	0

<b>Deliverability constraints</b>		
Issue	Comments	Potential impacts
Viability;		++
Known market constraints;		++
Land ownership constraints;	?	?

**Expected Delivery (Trajectory)**

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

**Sustainability Appraisal summary**

N/A

**Overall summary**

Well located and visually contained site close to centre of village. No constraints or issues requiring mitigation. Suitable site for allocation.

**Mitigation / Issues to address in policy**

- Provision of footway from site

**Consultation Responses**

### Site details

Settlement	Stathern	
Site Address	Pasture Lane/Mill Hill	
SHLAA ref (if available)	MBC/25/16	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 1.3	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 32 (from SHLAA form)	Net Capacity: 30 (@30/40dph)

### Site assessment

<b>Planning merits</b>		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); - (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is located on the southeast edge of the village accessed from Mill Hill. There are no adopted footways leading from the site entrance until Church Lane then only on the south side.	--

	<p>The site is not well related to the built up area of the village being sited to the south of Mill Hill. Whilst there are residential properties opposite the site they sit in spacious plots and well contained within their boundaries creating a sense of openness.</p> <p>Bus services run regularly through the village giving access to Melton, Bingham and Bottesford</p>	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>The site sits west of the centre within 500m distance. Stathern has limited services to support residents however they are accessible on foot and bicycle.</p> <p>The village is served by a regular bus service Monday to Friday only giving access to services at Melton Mowbray, Bingham and Bottesford.</p> <p>The nearest bus stop operating the No 24 services is within 200m of the site boundary. The bus stop for No 25 is within 500 metres further to the east within the village centre.</p>	++
Proximity to employment;	None within the village	--
Availability of public transport;	<p>The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford train station.</p> <p>The No. 25 Centrebus runs every 2hrs Monday- Friday only to Melton via Stathern, Eastwell and Scalford.</p>	+

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



Brownfield land.	No - agricultural land	--
Loss of employment or other beneficial use	Farming land	0

<b>Site constraints</b>		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Access would be gained from Mill Hill. The site is situated along the straight and appropriate visibility splays should be accommodated.</p> <p>No PRow within the site boundary. PRow network within the village and leading out to the countryside to the north, east and south. PRow G26 and G28 are in close proximity to the north of the site.</p>	+
Major infrastructure requirements (transport schemes etc)	Provision of footway	-
Infrastructure capacity (schools / GPs / etc);	<p>Stathern Primary School has surplus capacity to accommodated demand arising.</p> <p>This development would add to that deficit by a further:</p> <p>7 Primary Places x Secondary places</p>	+

	No GP in village	
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no listed buildings on the site. The CA boundary is opposite the site.  The listed buildings and Conservation Area are centred around the historic village core.	+
Flooding/Drainage	The site falls within flood zone 1. There are no known drainage issues.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites.	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None identified	++

Landscape designation ( <i>influence report – designation</i> ).	<p>LCZ4 Stathern South – overall landscape sensitivity to residential development is <b>medium to high</b>, due to the partly exposed nature of this landscape, on sloping landform beyond the defined settlement edge. Although exposed in the locality, the settlement edge is relatively well integrated by the landform and is sensitive to expansion across the sloping landform.</p> <p>Topography of this LCZ is the lower undulating slopes of the Wolds Scarp to the southeast. Skylines across this area are generally undeveloped, except to the north where the edge of Stathern is visible.</p>	-
Visual Impact	Site disconnected from the village with no development this side of Mill Lane. Forms rising ground and is rural in character. Would have a visual impact on pattern of development	-
Agricultural Land classification	3b	++
Noise or other pollutants	none	++

<b>Deliverability constraints</b>		
Issue	Comments	Potential impacts
Viability;		++

Known market constraints;		++
Land ownership constraints;	Single landowner	++

**Expected Delivery (Trajectory)**

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

**Sustainability Appraisal summary**

N/A

**Overall summary**

Site disconnected from village and would intrude into the open countryside. Is less well connected to the village than other locations and requires provision of footway.  
Not suitable for allocation

**Mitigation / Issues to address in policy**

Sensitive design of layout and landscaping to respond to the settlement fringe.

- Provision of footway from site
- Biodiversity/Ecology

### Consultation Responses

### Site details

Settlement	Stathern	
Site Address	Pasture Lane/Mill Hill	
SHLAA ref (if available)	MBC/30/16	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 3.71	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 70 (from SHLAA form)	Net Capacity: 70 (@30/40dph)

### Site assessment

<b>Planning merits</b>		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is located on the northeast edge of the village accessed from Tofts Hill. The lower part of the site relates well to existing but majority of site is not well related to the built up area of the village due to the topography of the site but is opposite the	+

	<p>village cemetery. Tofts Hill is a single track lane rising up from the village to the east and only a handful of properties are along the lane. Access can be gained by foot although there are no adopted footways due to the width of the highway.</p> <p>Bus services run regularly through the village giving access to Melton, Bingham and Bottesford</p>	
<p>Access to services and facilities (by foot (ideally 800m<sup>1</sup>) / bicycle (2km) or public transport.</p>	<p>The site sits east of the centre within 300m distance. Stathern has limited services to support residents however they are accessible on foot and bicycle.</p> <p>The village is served by a regular bus service Monday to Friday only giving access to services at Melton Mowbray, Bingham and Bottesford.</p> <p>The nearest bus stop operating the No 24 services is within 200m of the site boundary. The bus stop for No 25 is within 500 metres further to the east within the village centre.</p>	++
<p>Proximity to employment;</p>	<p>None within the village</p>	--
<p>Availability of public transport;</p>	<p>The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford train station.</p> <p>The No. 25 Centrebus runs every 2hrs Monday- Friday only to Melton via Stathern, Eastwell and Scalford.</p>	+

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

Brownfield land.	No - agricultural land and farm buildings	--
Loss of employment or other beneficial use	Farming land	0

### Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	<p>Access would be from Tofts Hill which is a single track lane with no footways and from an awkward junction in the centre of the village.</p> <p>No PRoW within the site boundary. PRoW network within the village and leading out to the countryside to the north, east and south. PRoW G20 is in close proximity to the east of the site.</p>	-
Major infrastructure requirements (transport schemes etc)	Widening of Tofts Hill, junction work and provision of footways	-
Infrastructure capacity (schools / GPs / etc);	<p>Stathern Primary School has capacity to be extended should demand arise. 17 Primary Places x Secondary places</p> <p>No GP in village</p>	+



Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>There are no listed buildings on the site. The CA boundary is to the southwest of the site.</p> <p>The listed buildings and Conservation Area are centred around the historic village core. Redevelopment of the site, removal of the unsightly agricultural buildings could present an enhancement to the CA with careful design, scale and layout.</p>	+
Flooding/Drainage	The site falls within flood zone 1. There are no known drainage issues.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites. Protected species may be present due being sited on the edge of the village near mature trees	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Contamination may be present as a result of the farming practice on site.	+
Landscape designation ( <i>influence report – designation</i> ).	LCZ 2 Stathern North. A partly exposed historic settlement edge associated with traditional stone built and thatched farmsteads, plus more integrated edges associated with vernacular brick built cottages and their well-vegetated gardens. Overall a sensitive and intact development edge.	+

	<p>There is some localised modern infill, along Blacksmith end, which locally reduces sensitivity of the LCZ. Medium to Low</p> <p>Integrated settlement edge, although areas of original vernacular settlement edge would be more sensitive by virtue of their intactness. The field pattern to the east of Blacksmith end is more intact along the road edge, with a medium scale in comparison to the large scale landscape to the west. Rising topography to the east, combined with woodland plantation provides containment of the settlement, with undeveloped skyline. Views to the west are expansive, with occasional landmark features such as church spires glimpsed breaking the skyline. This LCZ has a relatively low level of tranquillity and eroded landscape pattern with is influenced by the built edge.</p>	
Visual Impact	<p>The site sits within the rising topography of Tofts Hill and borders the LCZ 3 which is described as being highly sensitive to residential development. The field is enclosed by hedgerows and contains unsightly agricultural buildings. Land is rising and site sits higher level than the road. Views across Vale of Belvoir from site and of the site from outside the village.</p> <p>Site borders the Conservation Area and a small sensitive development would provide some enhancement.</p>	--
Agricultural Land classification	3b	++
Noise or other pollutants	Possible contamination from farm use.	+

<b>Deliverability constraints</b>		
<b>Issue</b>	<b>Comments</b>	<b>Potential impacts</b>
Viability;	Site clearance and possible contamination issues, plus highway works	+
Known market constraints;		++
Land ownership constraints;	Single ownership	++

### **Expected Delivery (Trajectory)**

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

### **Sustainability Appraisal summary**

N/A

**Overall summary**

Site lies on rising ground going out of the village. Access is from single carriage way road from and awkward junction in centre of village. No biodiversity flood risk or BVM land constraints and may present an opportunity to enhance the conservation area by removal of agricultural buildings. However much of site will have significant visual impact on local topography

Small scale redevelopment of agricultural buildings only considered suitable

**Mitigation / Issues to address in policy**

Sensitive design of layout and landscaping to respond to the settlement fringe.

- Provision of footway from site
- Heritage assets
- Small scale development only

**Consultation Responses**

### Site details

Settlement	Stathern	
Site Address	Blacksmith End	
SHLAA ref (if available)	MBC/031/16	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 1.14	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 35 (from SHLAA form)	Net Capacity: 28 (@30/40dph)

### Site assessment

<b>Planning merits</b>		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is located on the northeast edge of the village accessed from Blacksmith End. There are no adopted footways leading from the site entrance until meeting the main built up edge of the village. The field is not well related to the built form of the	--

	<p>village due to the separation.</p> <p>Bus services run regularly through the village giving access to Melton, Bingham and Bottesford</p>	
<p>Access to services and facilities (by foot (ideally 800m<sup>1</sup>) / bicycle (2km) or public transport.</p>	<p>The site sits northeast of the centre within 350m distance. Stathern has limited services to support residents however they are easily accessible on foot and bicycle.</p> <p>The village is served by a regular bus services (No. 24 (hourly) and No.25 (two hourly) Monday to Friday only giving access to services at Melton Mowbray, Bingham and Bottesford.</p> <p>The bus stop is within 350 metres to the south of the site within the village centre.</p>	++
<p>Proximity to employment;</p>	<p>None within the village</p>	--
<p>Availability of public transport;</p>	<p>The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford train station.</p> <p>The No. 25 Centrebus runs every 2hrs Monday- Friday only to Melton via Stathern, Eastwell and Scalford.</p> <p>The bus stop is within 350 metres to the south of the site within the village centre.</p>	+
<p>Brownfield land.</p>	<p>No - agricultural land</p>	--

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

Loss of employment or other beneficial use	Farming land	0
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<b>Site constraints</b>		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Blacksmiths End is single carriageway unmarked road. With good visibility, however road would need upgrading. Footway alongside road to connect to PRow network.</p> <p>PRow network within the village and leading out to the countryside to the north, east and south. PRow G24 crosses the site and G19 is accessible from the site.</p>	-
Major infrastructure requirements (transport schemes etc)	Widening of Blacksmith End and extension to the footway necessary	-
Infrastructure capacity (schools / GPs / etc);	<p>Stathern Primary School has surplus capacity to accommodated demand arising.</p> <p>This development would add to that deficit by a further:</p> <p>7 Primary Places x Secondary places</p> <p>No GP in village</p>	+

Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no listed buildings on the site. The listed buildings and Conservation Area are centred around the historic village core.	++
Flooding/Drainage	The site falls within flood zone 1. There are no known drainage issues.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites.	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None identified	++
Landscape designation ( <i>influence report – designation</i> ).	LCZ 2 Stathern North. A partly exposed historic settlement edge associated with traditional stone built and thatched farmsteads, plus more integrated edges associated with vernacular brick built cottages and their well-vegetated gardens. Overall a sensitive and intact development edge. There is some localised modern infill, along Blacksmith end, which locally reduces sensitivity of the LCZ. Medium to low  Integrated settlement edge, although areas of original	+



	vernacular settlement edge would be more sensitive by virtue of their intactness. The field pattern to the east of Blacksmith end is more intact along the road edge, with a medium scale in comparison to the large scale landscape to the west. Rising topography to the east, combined with woodland plantation provides containment of the settlement, with undeveloped skyline. Views to the west are expansive, with occasional landmark features such as church spires glimpsed breaking the skyline. This LCZ has a relatively low level of tranquillity and eroded landscape pattern with is influenced by the built edge.	
Visual Impact	Low lying field disconnected from the village separated by agricultural farm buildings. Located outside the 30mph limit. Forms open setting to the village. Visual impact would be significant	--
Agricultural Land classification	3b	++
Noise or other pollutants	None identified	++

<b>Deliverability constraints</b>		
Issue	Comments	Potential impacts
Viability;		++

Known market constraints;		++
Land ownership constraints;		++

### 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

**Summary of SA findings:** Potential significant positive effects were identified for this site in relation to SA objectives 2: education and 10: poverty and deprivation (although score is part of a mixed effect overall). A potential significant negative effect was identified in relation to objective 8: land use. This issue will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

### Overall summary

Site poorly related to existing pattern of development as disconnected. Open fields forming part of the setting of the village. Poor access would require upgrading.  
 Close to village facilities and public transport links and lower grade agricultural land  
 Might be suitable if adjacent land available to connect to village

### Mitigation / Issues to address in policy

Sensitive design of layout and landscaping to respond to the settlement fringe.

- Highway infrastructure improvements
- Provision of footway from site
- Adjacent field availability – if so form part of larger scheme

Consultation Responses

### Site details

Settlement	Stathern	
Site Address	Blacksmith End	
SHLAA ref (if available)	MBC/031/16	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 1.14	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 35 (from SHLAA form)	Net Capacity: 28 (@30/40dph)

### Site assessment

<b>Planning merits</b>		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is located on the northeast edge of the village accessed from Blacksmith End. There are no adopted footways leading from the site entrance until meeting the main built up edge of the village. The field is not well related to the built form of the	--

	<p>village due to the separation.</p> <p>Bus services run regularly through the village giving access to Melton, Bingham and Bottesford</p>	
<p>Access to services and facilities (by foot (ideally 800m<sup>1</sup>) / bicycle (2km) or public transport.</p>	<p>The site sits northeast of the centre within 350m distance. Stathern has limited services to support residents however they are easily accessible on foot and bicycle.</p> <p>The village is served by a regular bus services (No. 24 (hourly) and No.25 (two hourly) Monday to Friday only giving access to services at Melton Mowbray, Bingham and Bottesford.</p> <p>The bus stop is within 350 metres to the south of the site within the village centre.</p>	++
<p>Proximity to employment;</p>	<p>None within the village</p>	--
<p>Availability of public transport;</p>	<p>The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford train station.</p> <p>The No. 25 Centrebus runs every 2hrs Monday- Friday only to Melton via Stathern, Eastwell and Scalford.</p> <p>The bus stop is within 350 metres to the south of the site within the village centre.</p>	+
<p>Brownfield land.</p>	<p>No - agricultural land</p>	--

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

Loss of employment or other beneficial use	Farming land	0
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<b>Site constraints</b>		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Blacksmiths End is single carriageway unmarked road. With good visibility, however road would need upgrading. Footway alongside road to connect to PRow network.</p> <p>PRow network within the village and leading out to the countryside to the north, east and south. PRow G24 crosses the site and G19 is accessible from the site.</p>	-
Major infrastructure requirements (transport schemes etc)	Widening of Blacksmith End and extension to the footway necessary	-
Infrastructure capacity (schools / GPs / etc);	<p>Stathern Primary School has surplus capacity to accommodated demand arising.</p> <p>This development would add to that deficit by a further:</p> <p>7 Primary Places x Secondary places</p> <p>No GP in village</p>	+

Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no listed buildings on the site. The listed buildings and Conservation Area are centred around the historic village core.	++
Flooding/Drainage	The site falls within flood zone 1. There are no known drainage issues.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites.	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None identified	++
Landscape designation ( <i>influence report – designation</i> ).	LCZ 2 Stathern North. A partly exposed historic settlement edge associated with traditional stone built and thatched farmsteads, plus more integrated edges associated with vernacular brick built cottages and their well-vegetated gardens. Overall a sensitive and intact development edge. There is some localised modern infill, along Blacksmith end, which locally reduces sensitivity of the LCZ. Medium to low  Integrated settlement edge, although areas of original	+

	vernacular settlement edge would be more sensitive by virtue of their intactness. The field pattern to the east of Blacksmith end is more intact along the road edge, with a medium scale in comparison to the large scale landscape to the west. Rising topography to the east, combined with woodland plantation provides containment of the settlement, with undeveloped skyline. Views to the west are expansive, with occasional landmark features such as church spires glimpsed breaking the skyline. This LCZ has a relatively low level of tranquillity and eroded landscape pattern with is influenced by the built edge.	
Visual Impact	Low lying field disconnected from the village separated by agricultural farm buildings. Located outside the 30mph limit. Forms open setting to the village. Visual impact would be significant	--
Agricultural Land classification	3b	++
Noise or other pollutants	None identified	++

<b>Deliverability constraints</b>		
Issue	Comments	Potential impacts
Viability;		++



Known market constraints;		++
Land ownership constraints;		++

### 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

**Summary of SA findings:** Potential significant positive effects were identified for this site in relation to SA objectives 2: education and 10: poverty and deprivation (although score is part of a mixed effect overall). A potential significant negative effect was identified in relation to objective 8: land use. This issue will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

### Overall summary

Site poorly related to existing pattern of development as disconnected. Open fields forming part of the setting of the village. Poor access would require upgrading.  
 Close to village facilities and public transport links and lower grade agricultural land  
 Might be suitable if adjacent land available to connect to village

### Mitigation / Issues to address in policy

Sensitive design of layout and landscaping to respond to the settlement fringe.

- Highway infrastructure improvements
- Provision of footway from site
- Adjacent field availability – if so form part of larger scheme

Consultation Responses

### Site details

Settlement	Stathern	
Site Address	Land adjacent to Lavesley House, 14 City Road	
SHLAA ref (if available)	MBC/041/16	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	None	
Site Area	Gross site area: 0.67	Net site area: 0.6
Site capacity (based on SHLAA assessment)	Gross Capacity: 20 (from SHLAA form)	Net Capacity: 17 (@30dph)

### Site assessment

<b>Planning merits</b>		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	+
Relationship / connectivity with host settlement;	Site is located on the north western edge of the village accessed from Harby Lane. The site is the large garden to Lavesley House and is well related to the built form of the village.	++

	Bus services run regularly through the village giving access to Melton, Bingham and Bottesford	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>The site sits north west of the centre within 450m distance. Stathern has limited services to support residents however they are easily accessible on foot and bicycle.</p> <p>The village is served by a regular bus services (No. 24 (hourly) and No.25 (two hourly) Monday to Friday only giving access to services at Melton Mowbray, Bingham and Bottesford.</p> <p>The bus stop is within 350 metres to the south of the site within the village centre.</p>	++
Proximity to employment;	None within the village	--
Availability of public transport;	<p>The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford train station.</p> <p>The No. 25 Centrebus runs every 2hrs Monday- Friday only to Melton via Stathern, Eastwell and Scalford.</p> <p>The bus stop is within 350 metres to the south of the site within the village centre.</p>	+
Brownfield land.	No - garden	--

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

Loss of employment or other beneficial use	Garden land	0
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<b>Site constraints</b>		
Issue	Comments	Potential impact
Access / including public footpath access;	Harby Lane is one of two main accesses into the village from the north, and has reasonably good width and visibility at this point. However there is no direct access to this site Footway alongside road to connect to village centre.	+
Major infrastructure requirements (transport schemes etc)	Access to be identified	-
Infrastructure capacity (schools / GPs / etc);	<p>Stathern Primary School has surplus capacity to accommodated demand arising.</p> <p>This development would add to that deficit by a further:</p> <p>2 Primary Places</p> <p>No GP in village</p>	+
Heritage Assets (SMs, listed buildings, CAs, archaeology);	There are no listed buildings on the site, but it is within the conservation Area. Care would be required to ensure development was in keeping with the historic village core.	+

Flooding/Drainage	The site falls within flood zone 1. There are no known drainage issues.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites.	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None identified	++
Landscape designation ( <i>influence report – designation</i> ).	LCZ 1 Overall landscape sensitivity of this LCZ to residential development is medium, due to the relatively expansive, open landscape and little topographic variation, with some distinctive features including ridge and furrow and prominent views out of the settlement.	0
Visual Impact	Garden area on the edge of the village which relates well to existing built form. Any development here should be low density and maintain the good quality settlement edge.	+

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

<b>Deliverability constraints</b>		
Issue	Comments	Potential impacts
Viability;		++
Known market constraints;		++
Land ownership constraints;		++

**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.

<b>Sustainability Appraisal summary</b>
N/A

<b>Overall summary</b>
Small infill site on the edge of the village well contained by existing trees and hedges to the boundary. Development should be low density and provide a soft, attractive edge to the village to protect its setting and conservation area designation.

<b>Mitigation / Issues to address in policy</b>
heritage issues due to location within conservation area may reduce potential capacity

Consultation Responses
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### Site details

Settlement	Stathern	
Site Address	Land between Harby Lane, Penn Lane and Long Lane	
SHLAA ref (if available)	MBC/195/15	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 18.70	Net site area: 12.1
Site capacity (based on SHLAA assessment)	Gross Capacity: 351 (from SHLAA form)	Net Capacity: 350 (@30

### Site assessment

<b>Planning merits</b>		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is located on the western edge of the village. There are no adopted footways on either Penn Lane or Long Lane. Site is not connected to host settlement	-

	Bus services run regularly through the village giving access to Melton, Bingham and Bottesford	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>The site sits west of the centre within 500m distance. Stathern has limited services to support residents however they are easily accessible on foot and bicycle.</p> <p>The village is served by a regular bus service Monday to Friday only giving access to services at Melton Mowbray, Bingham and Bottesford.</p> <p>The nearest bus stop operating the No 24 services is within 200m of the site boundary. The bus stop for No 25 is within 500 metres further to the east within the village centre.</p>	++
Proximity to employment;	None within the village	--
Availability of public transport;	<p>The No. 24 Centrebus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station. Also provides a connection to Bottesford train station.</p> <p>The No. 25 Centrebus runs every 2hrs Monday- Friday only to Melton via Stathern, Eastwell and Scalford.</p>	+
Brownfield land.	No	--
Loss of employment or other beneficial use	Greenfield - farming land	0

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

<b>Site constraints</b>		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Access could be gained from Penn Lane or Harby Lane or even Long Lane. Appropriate visibility splays could be provided but provision of footways would be required giving access to the village.</p> <p>No PRow within the site boundary. PRow network within the village and leading out to the countryside to the north, east and south</p>	+
Major infrastructure requirements (transport schemes etc)	Highway improvements	-
Infrastructure capacity (schools / GPs / etc);	<p>Stathern Primary School has surplus capacity to accommodated demand arising.</p> <p>This development would add to that deficit by a further:</p> <p>x Primary Places x Secondary places</p> <p>No GP in village</p>	+
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>There are no listed buildings on the site.</p> <p>The listed buildings and Conservation Area are centred around the historic village core.</p>	++

Flooding/Drainage	The site falls within flood zone 1	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designated sites.	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	None identified	++
Landscape designation ( <i>influence report – designation</i> ).	LCZ1 Stathern West is a fairly positive settlement approach from Harby Lane to the west, whereby the settlement edge is well integrated with the landscape by landscape structure and small scale intact fields adjacent to the edge. Such features would be susceptible to change. Overall landscape sensitivity to residential development is <b>medium</b> , due to the relatively expansive, open landscape and little topographic variation, with some distinctive features including ridge and furrow and prominent views out of the settlement.	0
Visual Impact	Very large site which does not relate well to the existing village and would be prominent in the landscape. Open, exposed fields which form setting to the village. Visible to the surrounding area	--

Agricultural Land classification	3b	++
Noise or other pollutants	None	++

<b>Deliverability constraints</b>		
Issue	Comments	Potential impacts
Viability;		++
Known market constraints;		++
Land ownership constraints;		++

### **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.

<b>Sustainability Appraisal summary</b>
N/A

<b>Overall summary</b>
Very large open fields which form setting to the village. Whilst no known constraints site is considered unsuitable because of its visual impact on the landscape and setting of the village

<b>Mitigation / Issues to address in policy</b>
Sensitive design of layout and landscaping to respond to the settlement fringe.  Smaller site adjacent to village?

<b>Consultation Responses</b>
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