

Site details

Settlement	Long Clawson	
Site Address	Land off site entrance road ,Hickling Road, Long Clawson	
SHLAA ref (if available)	MBC/178/15a & MBC/178/15b	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	None	
Site Area	Gross site area: 2.33ha	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 70	Net Capacity: (@30/40dph)

Site assessment

Planning merits		
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 within 800m of the village centre ,but separate from the main built-up part of Long Clawson. Limited footpath links. Bus services run regularly through the village giving access to	-

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	The site is within the centre of the village. Services and facilities are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Saturday . Bus stops are located within 400 metres of the site.	++
Proximity to employment;	Within cycling and walking distance of employment opportunities in Long Clawson (800m)	+
Availability of public transport;	The No. 24 bus service runs hourly Monday-Saturday to Melton Mowbray town centre and Melton train station . Also provides a connection to Bottesford for bus and train stations to Nottingham and Grantham.	+
Brownfield land.	Car parking for employment use.	+
Loss of employment or other beneficial use	Total loss of car park.	--

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	Good access. Limited pedestrian links due to lack of footpath..	++

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	The GP service operates in the village and they have limited capacity. Long Clawson CofE Primary School has no capacity ,without significant expansion and investment. (currently shortfall of 6 spaces ,estimated to be shortfall of 16 spaces by 2020).	--
Heritage Assets (SMs, listed buildings, CAs, archaeology);	None on the site. No impact.	++
Flooding/Drainage	Anecdotal evidence which is currently unsubstantiated.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Limited impact	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++

Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ2 Long Clawson Northwest . This LCZ has medium landscape sensitivity to residential development due to the medium landscape scale and simplicity of landscape pattern balanced against the strong rural character and instances of intervisibility with the scarp slope to the south.	0
Visual Impact	While site is well screened, housing on this scale would significantly extend the village northwards and appear very prominent .	0
Agricultural Land classification	Car park	++
Noise or other pollutants	Noise from dairy would have an impact upon occupiers of dwellings.	-

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	No constraints and a strong local market.	++

Known market constraints;	Good Market	++
Land ownership constraints;	Single willing owner.	++

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

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Overall summary

Site is poorly related to existing built-up area of village ,but close to employment opportunities. Development would seriously compromise the integrity of major local employment site.Limited accessibility to local facilities.No significant technical objections.Impact upon landscape . Site is not suitable for allocation.

Note : Lack of capacity at primary school will be an issue for all sites in Long Clawson.

Mitigation / Issues to address in policy

None necessary.

Consultation Responses

Site details

Settlement	Long Clawson	
Site Address	Field south of Coronation Avenue,off Melton Road,Long Clawson	
SHLAA ref (if available)	MBC/026/13 & MBC/026/15	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	Part of site subject to undetermined application for 10 dwellings (ref 15/00833/OUT)	
Site Area	Gross site area: 4 ha	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 120	Net Capacity: (@30/40dph)

Site assessment

Planning merits		
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 within 800m of the village centre. Adopted footways provide opportunities for walking to centre of Long Clawson. Bus services run regularly through the village giving access to	++

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	The site is west of the centre within 800m distance. Services and facilities are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Saturday . Bus stops are located within 400 metres of the site.	++
Proximity to employment;	Within cycling and walking distance of employment opportunities in Long Clawson (500m)	+
Availability of public transport;	The No. 24 bus service runs hourly Monday-Saturday to Melton Mowbray town centre and Melton train station . Also provides a connection to Bottesford for bus and train stations to Nottingham and Grantham.	+
Brownfield land.	No	--
Loss of employment or other beneficial use	Greenfield – agricultural land	0

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	Proposed vehicular access off Melton Road.	+

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	The GP service operates in the village and they have limited capacity. Long Clawson CofE Primary School has no capacity ,without significant expansion and investment. (currently shortfall of 6 spaces ,estimated to be shortfall of 16 spaces by 2020).	--
Heritage Assets (SMs, listed buildings, CAs, archaeology);	None on the site. Listed Building on opposite side of Melton Road.	++
Flooding/Drainage	Anecdotal evidence which is currently unsubstantiated.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Small part of site is a SSSI.	-
TPO / Ancient woodland;	None	++
Historic Park;	None	++

Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ2 Long Clawson South . This LCZ has medium to high overall landscape sensitivity to residential development by virtue of the complex landscape pattern and intimate scale of the vegetated and undulating landscape with intact fields and riparian corridors.	--
Visual Impact	Reasonably well related to the existing built-up form of the village. Adjacent to Coronation Avenue development, which marks the western extremity of the village. Large, prominent field on a main approach into Long Clawson. Could be an opportunity to mitigate the impact of the properties on Coronation Avenue which form a very prominent edge of the settlement .	--
Agricultural Land classification	Mostly grade 3.	+
Noise or other pollutants	None	++

Deliverability constraints		
Issue	Comments	Potential impacts

Viability;	No constraints and a strong local market.	++
Known market constraints;	Good Market	++
Land ownership constraints;	Single willing owner.	++

Expected Delivery (Trajectory)

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

Sustainability Appraisal summary

The site is able to deliver a large amount of new housing development. The site is close to some main services and facilities in Long Clawson which is well-served in terms of employment, retail, education and health services and has good access to transport choice. There are no identified insurmountable environmental constraints although a small part of the site contains a SSSI. The site is likely to have some impact on the character of this part of the settlement which is characterised by linear development fronting Melton Road, although the site would be contained by development to the north on Coronation Avenue and therefore has potential to be developed without significantly undermining the character of the settlement.

Overall summary

Site is reasonably well related to existing built-up area of village ,close to employment opportunities and local facilities.No significant technical objections.Impact upon landscape,but an opportunity to mitigate existing impact of Coronation Avenue properties.Site is suitable for allocation
Note : Lack of capacity at primary school will be an issue for all sites in Long Clawson.

Mitigation / Issues to address in policy

None necessary.

Consultation Responses

Site details

Settlement	Long Clawson	
Site Address	Land north of East End, Long Clawson	
SHLAA ref (if available)	MBC/027/13,MBC/027/15 & MBC/155/15	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	None	
Site Area	Gross site area: 0.6 ha	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 20	Net Capacity: (@30/40dph)

Site assessment

Planning merits		
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 within 400m of the village centre. Adopted footways provide opportunities for walking to centre of Long Clawson. Bus services run regularly through the village giving access to	++

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	The site is west of the centre within 400m distance. Services and facilities are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Saturday . Bus stops are located within 400 metres of the site.	++
Proximity to employment;	Within cycling and walking distance of employment opportunities in Long Clawson (800m)	+
Availability of public transport;	The No. 24 bus service runs hourly Monday-Saturday to Melton Mowbray town centre and Melton train station . Also provides a connection to Bottesford for bus and train stations to Nottingham and Grantham.	+
Brownfield land.	No	--
Loss of employment or other beneficial use	Greenfield – agricultural land	0

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	Poor vehicular access – improvement necessary No footway .,but very short distance to village centre..	+

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	The GP service operates in the village and they have limited capacity. Long Clawson CofE Primary School has no capacity ,without significant expansion and investment. (currently shortfall of 6 spaces ,estimated to be shortfall of 16 spaces by 2020).	--
Heritage Assets (SMs, listed buildings, CAs, archaeology);	None on the site. Adjacent to Long Clawson conservation area.	++
Flooding/Drainage	Anecdotal evidence which is currently unsubstantiated.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designation.	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++

Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ2 Long Clawson South . This LCZ has medium to high overall landscape sensitivity to residential development by virtue of the complex landscape pattern and scale of vegetated and undulating landscape.	--
Visual Impact	The site extends development beyond the northern limit of the village. Sensitive location, but relatively modest scale. .	+
Agricultural Land classification	Not known	--
Noise or other pollutants	None	++

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	Minor infrastructure necessary	+
Known market constraints;	Good Market	++

Land ownership constraints;	Single willing owner.	++
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Expected Delivery (Trajectory)

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

Sustainability Appraisal summary

The site is only able to deliver a small amount of new housing development without new on-site infrastructure. The site is close to some main services and facilities in Long Clawson which is well-served in terms of employment, retail, education and health services and has good access to transport choice. There are no identified insurmountable environmental constraints. The site is not highly prominent when viewed from main roads within Long Clawson, although it can be seen from other public areas. Development is likely to have some impact on the character of this part of the settlement and would require sensitive development to prevent any adverse impacts on the character of the settlement.

Overall summary

The site is able to deliver a small number of new housing . It is well situated in the centre of the village, close to some main services and facilities in Long Clawson which is well-served in terms of employment, retail, education and health services and has good access to transport choice. There are some minor environmental constraints and a question over the details of the vehicular access. There would be limited impact the character of the settlement.

Site is suitable for allocation.

Note : Lack of capacity at primary school will be an issue for all sites in Long Clawson (see consultation response below)

Mitigation / Issues to address in policy

None necessary.

Consultation Responses

LCC Education

We have significant concerns about the capacity of the primary school in Long Clawson to accommodate further pupils from the housing proposed. The School occupies a constrained site in a conservation area. The school does not have the accommodation, or the site capacity to expand to accommodate the 64 pupils which would be generated if the potential development of 267 homes proceeds.

To accommodate this amount of housing in Long Clawson would require the re-location of the existing school to a new site in the village, and the expansion of the school to accommodate the growth. A site of 1ha would be required for the building of a 210 place primary school – assuming a site could be made available the current cost to build the school would be circa £4.0 million, and substantially in excess of any receipts that might be realised for the disposal of the current school site.

Site details

Settlement	Long Clawson	
Site Address	Land off back Lane, Long Clawson	
SHLAA ref (if available)	MBC/028/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	None	
Site Area	Gross site area: 0.89 ha	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 26	Net Capacity: (@30/40dph)

Site assessment

Planning merits		
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 within 800m of the village centre. Adopted footways provide opportunities for walking to centre of Long Clawson. Bus services run regularly through the village giving access to	++

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	The site is west of the centre within 800m distance. Services and facilities are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Saturday . Bus stops are located within 400 metres of the site.	++
Proximity to employment;	Within cycling and walking distance of employment opportunities in Long Clawson (500m)	+
Availability of public transport;	The No. 24 bus service runs hourly Monday-Saturday to Melton Mowbray town centre and Melton train station . Also provides a connection to Bottesford for bus and train stations to Nottingham and Grantham.	+
Brownfield land.	No	--
Loss of employment or other beneficial use	Greenfield – agricultural land	0

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	Proposed vehicular access off The Sands, opposite Church Lane. Good pedestrian links.	++

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	The GP service operates in the village and they have limited capacity. Long Clawson CofE Primary School has no capacity ,without significant expansion and investment. (currently shortfall of 6 spaces ,estimated to be shortfall of 16 spaces by 2020).	--
Heritage Assets (SMs, listed buildings, CAs, archaeology);	None on the site. Site adjoins southern boundary of Long Clawson conservation area.	++
Flooding/Drainage	Anecdotal evidence which is currently unsubstantiated.	++
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>).	LCZ2 Long Clawson South . This LCZ has medium to high overall landscape sensitivity to residential development by virtue of the complex landscape pattern and intimate scale of the vegetated and undulating landscape with intact fields and riparian corridors.	--
Visual Impact	Well related to the existing built-up form of the village. Contained by village hall to the south .	--
Agricultural Land classification	Grade 3.	+
Noise or other pollutants	None	++

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	No constraints and a strong local market.	++

Known market constraints;	Good Market	++
Land ownership constraints;	Single willing owner.	++

Expected Delivery (Trajectory)

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

Sustainability Appraisal summary

The site is able to deliver a modest amount of new housing development without on-site infrastructure. The site is within walking distance of some of the main services and facilities in Long Clawson (which has retail, education and health services). The site is close to a main employment area at Long Clawson dairy. Long Clawson has good transport choice with access to a 6 day bus service. The site is close to the main residential area of the village. There are some environmental constraints that would need to be addressed including potential impacts on bio-diversity and proximity to the Long Clawson Conservation Area. The proposal broadly reflects the existing pattern of development but is likely to have some impact on the character of this part of the settlement although the recently constructed Village Hall provides some containment of the site; therefore it requires sensitive design in order to limit adverse impacts on the character of this part of the settlement.

Overall summary

Site is well related to existing built-up area and located in the centre of Long Clawson. Little visual impact. Minor mitigation necessary to overcome ecological impact. Site is suitable for allocation.

Note : Lack of capacity at primary school will be an issue for all sites in Long Clawson.

Mitigation / Issues to address in policy

None necessary.

Consultation Responses

Site details

Settlement	Long Clawson	
Site Address	Corner of Broughton Lane and Hickling Lane ,Long Clawson	
SHLAA ref (if available)	MBC/144/13 & MBC/144/15	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	None	
Site Area	Gross site area: 1.2 ha	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 36	Net Capacity: (@30/40dph)

Site assessment

Planning merits		
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 within 800m of the village centre. Adopted footways provide opportunities for walking to centre of Long Clawson. Bus services run regularly through the village giving access to	++

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	The site is within the centre of the village. Services and facilities are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Saturday . Bus stops are located within 400 metres of the site.	++
Proximity to employment;	Within cycling and walking distance of employment opportunities in Long Clawson (800m)	+
Availability of public transport;	The No. 24 bus service runs hourly Monday-Saturday to Melton Mowbray town centre and Melton train station . Also provides a connection to Bottesford for bus and train stations to Nottingham and Grantham.	+
Brownfield land.	No,greenfield.	--
Loss of employment or other beneficial use	Greenfield – agricultural land	0

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	Acceptable access. Good pedestrian links.	++

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	The GP service operates in the village and they have limited capacity. Long Clawson CofE Primary School has no capacity ,without significant expansion and investment. (currently shortfall of 6 spaces ,estimated to be shortfall of 16 spaces by 2020).	--
Heritage Assets (SMs, listed buildings, CAs, archaeology);	None on the site. Two listed buildings on opposite side of Hickling Lane.	++
Flooding/Drainage	Anecdotal evidence which is currently unsubstantiated.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	Some impact	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++

Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ2 Long Clawson South . This LCZ has medium to high overall landscape sensitivity to residential development by virtue of the complex landscape pattern and intimate scale of the vegetated and undulating landscape with intact fields and riparian corridors.	-
Visual Impact	Well related to the existing built-up form of the village; abuts existing development. Prominent location with open views from western approach to Long Clawson.	+
Agricultural Land classification	Grade 3b.	+
Noise or other pollutants	None	++

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	No constraints and a strong local market.	++

Known market constraints;	Good Market	++
Land ownership constraints;	Single willing owner.	++

Expected Delivery (Trajectory)

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

Sustainability Appraisal summary

The site is able to deliver a modest amount of new housing development without on-site infrastructure. The site is within walking distance of some of the main services and facilities in Long Clawson (which has retail, education and health services). The site is close to a main employment area at Long Clawson dairy. Long Clawson has good transport choice with access to a 6 day bus service. The site is close to the main residential area of the village. There are some environmental constraints including potential impacts on bio-diversity. The proposal broadly reflects the existing pattern of development but is likely to have some impact on the character of this part of the settlement by extending development along Hickling Lane and Broughton Lane; therefore it requires sensitive design in order to limit adverse impacts on the character of this part of the settlement.

Overall summary

Site is reasonably well related to existing built-up area of village ,close to employment opportunities and local facilities.No significant technical

objections.Limited impact upon landscape and some ecological concerns,both of which will require sensitive treatment..Site is suitable for allocation.

Note : Lack of capacity at primary school will be an issue for all sites in Long Clawson.

Mitigation / Issues to address in policy

None necessary.

Consultation Responses

Site details

Settlement	Long Clawson	
Site Address	Birleys Garage, Waltham Lane, Long Clawson	
SHLAA ref (if available)	MBC/150/15	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	None	
Site Area	Gross site area: 2.16 ha	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 65	Net Capacity: (@30/40dph)

Site assessment

Planning merits		
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 within 800m of the village centre. Adopted footways provide opportunities for walking to centre of Long Clawson. No footpath on site frontage. Bus services run regularly through the village giving access to	++

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	The site is east of the centre within 800m distance. Services and facilities are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Saturday . Bus stops are located within 400 metres of the site.	++
Proximity to employment;	Within cycling and walking distance of employment opportunities in Long Clawson (800m)	+
Availability of public transport;	The No. 24 bus service runs hourly Monday-Saturday to Melton Mowbray town centre and Melton train station . Also provides a connection to Bottesford for bus and train stations to Nottingham and Grantham.	+
Brownfield land.	Partially – motor vehicle garage and repairs business on northern half of site.	0
Loss of employment or other beneficial use	Complete loss of existing business.	--

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	Proposed vehicular access off Waltham Lane. Limited pedestrian access to village due to lack of footpath on site frontage.	+

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	<p>The GP service operates in the village and they have limited capacity.</p> <p>Long Clawson CofE Primary School has no capacity ,without significant expansion and investment. (currently shortfall of 6 spaces ,estimated to be shortfall of 16 spaces by 2020).</p>	--
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>None on the site.</p> <p>No impact upon Long Clawson conservation area or any listed buildings.</p>	++
Flooding/Drainage	<p>Due to fluvial flooding a very small part of the site (5%) is within Flood Zones 2 and 3(b).</p> <p>The remainder (95%) is in Flood Zone 1.</p> <p>No significant impact upon the development of the site.</p>	+
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designation.	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++

Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ2 Long Clawson South . This LCZ has medium to high overall landscape sensitivity to residential development by virtue of the complex landscape pattern and intimate scale of the vegetated and undulating landscape with intact field boundaries and riparian corridors.	--
Visual Impact	Reasonably well related to the existing built-up form of the village. Unobtrusive, low lying site with substantial screening to boundaries, which would help to assimilate development into the landscape.	+
Agricultural Land classification	3b	++
Noise or other pollutants	Some contamination likely from garage use, which can be mitigated.	+

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	No constraints	++

Known market constraints;	Good Market	++
Land ownership constraints;	Single willing owner. About to submit an application for outline planning permission.	++

Expected Delivery (Trajectory)

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

Sustainability Appraisal summary

The site is able to deliver a modest amount of new housing development without on-site infrastructure. The site is within walking distance of some of the main services and facilities in Long Clawson (which has retail, education and health services). Long Clawson has good transport choice with access to a 6 day bus service. The site is close to the main residential area of the village and is on land which is partly occupied by agricultural buildings. The proposal broadly reflects the existing pattern of development but is likely to have some impact on the character of this part of the settlement by extending development along Waltham Lane which has a 'rural' feel. Any development would require sensitive design.

Overall summary

Site is reasonably well related to existing built-up area of village ,close to employment opportunities and local facilities.No significant technical objections or impact. Would be seen to extend the village along Waltham Lane,but mitigated by undulating landscape and existing vegetation. Site is suitable for allocation.

Note : Lack of capacity at primary school will be an issue for all sites in Long Clawson.

Mitigation / Issues to address in policy

None necessary.

Consultation Responses

Site details

Settlement	Long Clawson	
Site Address	Land off Sandpit Lane, Long Clawson	
SHLAA ref (if available)	MBC/168/15	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	Subject to current ,undetermined ,planning application 16/00032/OUT	
Site Area	Gross site area: 2.63 ha	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: 55 (from current application)	Net Capacity: (@30/40dph)

Site assessment

Planning merits		
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 within 800m of the village centre. Adopted footways provide opportunities for walking to centre of Long Clawson. Bus services run regularly through the village giving access to	++

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	The site is west of the centre within 800m distance. Services and facilities are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Saturday . Bus stops are located within 400 metres of the site.	++
Proximity to employment;	Within cycling and walking distance of employment opportunities in Long Clawson (500m)	+
Availability of public transport;	The No. 24 bus service runs hourly Monday-Saturday to Melton Mowbray town centre and Melton train station . Also provides a connection to Bottesford for bus and train stations to Nottingham and Grantham.	+
Brownfield land.	No	--
Loss of employment or other beneficial use	Greenfield – agricultural land	0

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	Proposed vehicular access off Sandpit Lane, which has been assessed as acceptable by Highway Authority. Also requires other junction improvements.	+

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	Relatively minor off- site highways improvements	++
Infrastructure capacity (schools / GPs / etc);	The GP service operates in the village and they have limited capacity. Long Clawson CofE Primary School has no capacity ,without significant expansion and investment. (currently shortfall of 6 spaces ,estimated to be shortfall of 16 spaces by 2020).	--
Heritage Assets (SMs, listed buildings, CAs, archaeology);	None on the site. Adjacent to Long Clawson conservation area ,with some impact upon setting of 3 listed buildings (two are II*) and a SAM.	+
Flooding/Drainage	Anecdotal evidence which is currently unsubstantiated.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designation – but part of site	+
TPO / Ancient woodland;	None	++
Historic Park;	None	++

Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ2 Long Clawson South . This LCZ has medium to high overall landscape sensitivity to residential development by virtue of the complex landscape pattern and	--
Visual Impact	Reasonably well related to the existing built-up form of the village. Cemetery to the south of the site helps to screen development and assimilate into the landscape.	+
Agricultural Land classification	Mostly 2 (small part to north pf site 3b)	--
Noise or other pollutants	None	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Flood risk, heritage constraints	
Known market constraints;	Good Market	++

Land ownership constraints;	Single willing owner.	++
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Expected Delivery (Trajectory)

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

Sustainability Appraisal summary

The site is able to deliver a large amount of new housing development without new on-site infrastructure. The site is close to some main services and facilities in Long Clawson which is well-served in terms of employment, retail, education and health services and has good access to transport choice. There are some environmental constraints - the site is adjacent to a SSSI and the Long Clawson Conservation Area. The site is likely to have some impact on the character of this part of the settlement which is mostly characterised by linear development fronting West End although the site would be contained by development to the east on Sand Pit Lane and therefore has potential to be developed without significantly undermining the character of the settlement.

Overall summary

Site is reasonably well related to existing built-up area of village ,close to employment opportunities and local facilities.
 No significant technical objections.
 Some impact upon heritage assets and landscape .Site is suitable for allocation.

Note : Lack of capacity at primary school will be an issue for all sites in Long Clawson (see consultation response below)

Mitigation / Issues to address in policy

None necessary.

Consultation Responses
LCC Education
We have significant concerns about the capacity of the primary school in Long Clawson to accommodate further pupils from the housing proposed. The School occupies a constrained site in a conservation area. The school does not have the accommodation, or the site capacity to expand to accommodate the 64 pupils which would be generated if the potential development of 267 homes proceeds.
To accommodate this amount of housing in Long Clawson would require the re-location of the existing school to a new site in the village, and the expansion of the school to accommodate the growth. A site of 1ha would be required for the building of a 210 place primary school – assuming a site could be made available the current cost to build the school would be circa £4.0 million, and substantially in excess of any receipts that might be realised for the disposal of the current school site.

Site details

Settlement	Long Clawson	
Site Address	Canal Farm, Long Clawson	
SHLAA ref (if available)	MBC/169/15	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	Current ,undetermined application ref 16/00303/OUT	
Site Area	Gross site area: 1.53 ha	Net site area:
Site capacity (based on SHLAA assessment)	Gross Capacity: up to 40 dwellings (current planning application)	Net Capacity: (@30/40dph)

Site assessment

Planning merits		
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 within 500m of the village centre. Unsafe pedestrian access to village at present . Bus services run regularly through the village giving access to Melton Mowbray and Bottesford.	++

Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	The site is east of the centre within 800m distance. Services and facilities are easily accessible on foot and bicycle. The village is served by a regular bus service Monday to Saturday . Bus stops are located within 400 metres of the site.	++
Proximity to employment;	Within cycling and walking distance of employment opportunities in Long Clawson (800m)	+
Availability of public transport;	The No. 24 bus service runs hourly Monday-Saturday to Melton Mowbray town centre and Melton train station . Also provides a connection to Bottesford for bus and train stations to Nottingham and Grantham.	+
Brownfield land.	In part	-
Loss of employment or other beneficial use	Loss of agricultural buildings on part of the site.	-

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	Proposed vehicular access off Chapel Lane. Current Highway Authority objection. Public right of way across north of site.	-

¹ MfS indicates 800 metres can be walkable.

Major infrastructure requirements (transport schemes etc)	None	++
Infrastructure capacity (schools / GPs / etc);	The GP service operates in the village and they have limited capacity. Long Clawson CofE Primary School has no capacity ,without significant expansion and investment. (currently shortfall of 6 spaces ,estimated to be shortfall of 16 spaces by 2020).	--
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Corner of site abuts Long Clawson conservation area.	+
Flooding/Drainage	Anecdotal evidence which is currently unsubstantiated.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designation	++
TPO / Ancient woodland;	None	++
Historic Park;	None	++

Technical constraints (contamination / land stability);	None	++
Landscape designation (<i>influence report – designation</i>).	LCZ1 Long Clawson Northeast. This LCZ has medium overall landscape sensitivity to residential development due to the contained nature of the field pattern and predominantly well integrated settlement edge.	--
Visual Impact	Reasonably well related to the existing built-up form of the village.	+
Agricultural Land classification	Mostly 2 (small part to north of site 3b)	--
Noise or other pollutants	Some contamination likely on site of buildings and farmyard.	+

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	Flood risk, heritage constraints	
Known market constraints;	Good Market	++

Land ownership constraints;	Single willing owner.	++
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Expected Delivery (Trajectory)

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

Sustainability Appraisal summary

The site is able to deliver a modest amount of new housing development without on-site infrastructure. The site is within walking distance of some of the main services and facilities in Long Clawson (which has retail, education and health services). Long Clawson has good transport choice with access to a 6 day bus service. The site is close to the main residential area of the village and is on land which is partly occupied by agricultural buildings. There are some environmental constraints including potential impacts on bio-diversity and proximity to the nearby Long Clawson Conservation Area. The proposal broadly reflects the existing pattern of development but requires sensitive design in order to limit adverse impacts on the character of this part of the settlement by extending development along Hose Lane which has a 'rural' feel and is defined by strong hedge lined lanes.

Overall summary

Site is well related to existing built-up area of village ,close to local facilities.No significant technical objections,apart from need to improve access.Will require sensitive treatment to assimilate into landscape,especially long views from the north.Site is suitable for allocation.
Note : Lack of capacity at primary school will be an issue for all sites in Long Clawson (see consultation response below)

Mitigation / Issues to address in policy
None necessary.

Consultation Responses
LCC Education
We have significant concerns about the capacity of the primary school in Long Clawson to accommodate further pupils from the housing proposed. The School occupies a constrained site in a conservation area. The school does not have the accommodation, or the site capacity to expand to accommodate the 64 pupils which would be generated if the potential development of 267 homes proceeds.
To accommodate this amount of housing in Long Clawson would require the re-location of the existing school to a new site in the village, and the expansion of the school to accommodate the growth. A site of 1ha would be required for the building of a 210 place primary school – assuming a site could be made available the current cost to build the school would be circa £4.0 million, and substantially in excess of any receipts that might be realised for the disposal of the current school site.
LCC Highways
The site does not have a good, safe, lit pedestrian footway route back in to the village. Hose Lane does not have a separate footway and there is no safe route for pedestrians walking from the site back into the village along this route. Whilst there is a public footpath route at the rear of the site, this route is not of a suitable surface, is not lit and is not well overlooked and therefore it would not be considered as a suitable and safe all year round route serving the site, particularly for young children or those with mobility issues.
Whilst the proposal would remove the potential of farm traffic turning into and out of the site, in the form shown would lead to increased traffic using Canal Lane and its junction with Hose Lane, neither of which are really suitable for additional traffic.
Therefore it is likely that the proposal would be resisted by the Local Highway Authority on the grounds of both sustainability (in transport terms) and highway safety, should it be submitted for planning approval.

