

# Clawson, Hose & Harby Neighbourhood Plan



**Referendum Version**

**2017 TO 2036**

# Contents

|  | Page |
|--|------|
| <b>Foreword</b>  |      |
| 1. Background and Context                                | 5    |
| <b>Neighbourhood Plans</b>                               | 5    |
| <b>A Neighbourhood Plan for Clawson, Hose and Harby</b>  | 5    |
| <b>The Process for Developing Our Neighbourhood Plan</b> | 7    |
| 2. Clawson, Hose and Harby Parish                        | 9    |
| <b>A Brief History</b>                                   | 9    |
| <b>Parish Profile</b>                                    | 10   |
| 3. Vision  | 13   |
| <b>A Vision for Clawson, Hose and Harby</b>              | 13   |
| 4. Planning Context and Sustainable Development          | 15   |
| <b>Planning Context</b>                                  | 15   |
| <b>Sustainable Development</b>                           | 16   |
| 5. Policies  | 18   |
| <b>Strategy</b>  | 18   |
| <b>Housing and the Built Environment</b>                 | 21   |
| <b>Environment</b>                                       | 43   |
| <b>Community Facilities</b>                              | 71   |
| <b>Transport</b>   | 77   |
| <b>Economic Development</b>                              | 84   |
| <b>Developer Contributions</b>                           | 88   |
| 6. Monitoring and Review                                 | 89   |

# Policy Contents

## Policies Quick Index

| Reference | Description  | Page |
|-----------|--|------|
| H1        | HOUSING PROVISION  | 23   |
| H2        | HOUSING SITE ALLOCATIONS FOR 2016-2036                           | 25   |
| H3        | LIMITS TO DEVELOPMENT  | 32   |
| H4        | WINDFALL SITES   | 36   |
| H5        | HOUSING MIX  | 37   |
| H6        | AFFORDABLE HOUSING PROVISION                                     | 39   |
| H7        | HOUSING DESIGN   | 40   |
| H8        | STREET LIGHTING AND LIGHT POLLUTION                              | 42   |
| ENV1      | LOCAL GREEN SPACE  | 47   |
| ENV2      | PROTECTION OF OTHER SITES OF ENVIRONMENTAL SIGNIFICANCE          | 50   |
| ENV4      | BIODIVERSITY   | 56   |
| ENV5      | RIDGE AND FURROW   | 58   |
| ENV6      | WOODLAND, TREES AND HEDGES                                       | 60   |
| ENV7      | PROTECTION OF GREAT CRESTED NEWTS                                | 62   |
| ENV8      | PROTECTION OF IMPORTANT VIEWS                                    | 64   |
| ENV9      | FLOODING   | 66   |
| ENV10     | RENEWABLE ENERGY GENERATION INFRASTRUCTURE                       | 70   |
| CF1       | PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES AND AMENITIES | 73   |
| CF2       | NEW COMMUNITY FACILITIES   | 73   |
| CF3       | SCHOOLS  | 75   |
| CF4       | HEALTH AND WELLBEING   | 76   |
| T1        | PUBLIC TRANSPORT   | 78   |
| T3        | PAVEMENTS, FOOTPATHS, CYCLE AND BRIDLEWAYS                       | 82   |
| T4        | PARKING  | 83   |
| E1        | EXISTING EMPLOYMENT USE  | 85   |
| E2        | ATTRACTING NEW BUSINESSES  | 85   |
| E3        | HOME WORKING   | 86   |
| E4        | FARM DIVERSIFICATION   | 86   |
| E5        | BROADBAND  | 87   |
| DC1       | DEVELOPER CONTRIBUTIONS  | 88   |

Note that Policies ENV3 Open Countryside and T2 Traffic Management in the Regulation 16 version of this plan have been deleted in this Referendum version following Examination. Policy ENV3 conditions were a duplication of those in Policy H3. Policy T2 has been incorporated into Community Action T2.

All policy numbering remains as in Regulation 16 version to avoid confusion in policy reference.

## Community Actions Quick Index

| <b>Reference</b> | <b>Description</b>                                       | <b>Page</b> |
|------------------|--|-------------|
| CA ENV1          | IMPORTANT OPEN AREAS                                     | 52          |
| CA ENV2          | BIODIVERSITY   | 57          |
| CA ENV3          | RIDGE AND FURROW   | 58          |
| CA ENV4          | FUNDING FOR CREATION OF WOODLAND, TREES AND HEDGES       | 61          |
| CA ENV5          | GREAT CRESTED NEWTS                                      | 62          |
| CA ENV6          | FLOODING   | 67          |
| CA CF1           | VILLAGE HALL DEVELOPMENTS                                | 74          |
| CA CF2           | INVESTIGATION INTO PROVISION OF NEW COMMUNITY FACILITIES | 74          |
| CA T1            | BUS SERVICE  | 78          |
| CA T2            | TRAFFIC MANAGEMENT                                       | 80          |
| CA T3            | PARKING  | 83          |

Note that Community Action E1 Mineral Extraction including Fracking in the Regulation 16 version of this plan has been deleted in this Referendum version following Examination, as it is outside the remit of this plan.

# Foreword

*A Neighbourhood Plan is a new type of planning document introduced by the Localism Act of 2011 to influence the use and development of land. Once in force a Neighbourhood Plan must be considered in determining planning applications in the Plan Area. The Clawson, Hose and Harby (CHH) Neighbourhood Plan has been compiled by local residents and the Parish Council as the CHH Parish Neighbourhood Plan Advisory Committee. The Plan provides guidance for development and long-term sustainability of the Parish for the next 20 years to 2036. The Plan may be updated from time to time and will be formally reviewed every 5 years.*

*Neighbourhood Plans are required to be in general conformity with the strategic policies of the final adopted Local Plan of the Local Planning Authority, Melton Borough Council, (MBC) and the Government's National Planning Policy Framework (NPPF). MBC recognised the CHH Parish Council as providing leadership for the delivery of our Neighbourhood Plan in 2016 and the CHH Parish Council authorised the Advisory Committee to carry forward the neighbourhood plan work within the Parish.*

*Over the past 18 months of developing our Neighbourhood Plan, there have been many local consultations and surveys. The Advisory Committee has met monthly, welcoming the public to its meetings and directing the work output of three Theme Groups whose role it has been to develop policies that are appropriate and meaningful to the people who live and work in our community.*

*The purpose of our Neighbourhood Plan is to provide a framework to guide residents, MBC and developers on how the local community wishes to manage and control future development in the Parish over the next 20 years, including the preservation and improvement of facilities, services and environment.*

*Through this Plan, as a statutory document, residents of the Parish will have real influence on the location, nature and scope of new developments and the sustainability of roads, transport facilities, community facilities and amenities that contribute to the quality of Parish life.*

*Once our Neighbourhood Plan is brought into legal force, it forms part of the statutory Development Plan for the Borough. Decisions by MBC on whether or not to grant planning applications will be made having taken the Plan into account. Our policies, as stated in this Plan, will take priority over non-strategic policies in the MBC Local Plan, giving our community a real and lasting tool to influence the future of our neighbourhood.*

*In reading the CHH Neighbourhood Plan, please be aware that the Melton Local Plan (LP) has been submitted for Inspection but not approved at the time of this Referendum version and so references to the LP policies are based upon their pre submission consultation LP from November 2016 and further amendments from July 2017 which were in consultation during July and August 2017 and submitted for Inspection in October 2017. We will continue to work with MBC as their LP is progressed.*

*The six week Regulation 14 consultation of the draft Plan was completed on 8<sup>th</sup> May 2017 and subsequent amendments made following comments from residents and stakeholders. A revised Plan was submitted to MBC for a further period of consultation – Regulation 16- prior to being passed to an Independent Examiner. The Examiners Report of 1<sup>st</sup> November 2017 found the Plan satisfactory subject to recommended alterations to conform with NPPF and improve clarity in future planning decisions. This Referendum version of our Neighbourhood Plan, with the Examiner's recommended changes was approved by the CHH Parish Council on 20<sup>th</sup> November 2017 and is the final version of our plan. This Plan is proposed for Referendum by the Parish and MBC will be organising the relevant legal processes to put this Plan to the Parish residents in a referendum vote to 'Make' the Plan.*

*I would like to thank all members of the various groups that have helped us to get to where we are now. We are also grateful to Officers at Melton Borough Council, YourLocale consultancy support, the Examiner and the wider community for their involvement in the development of our Neighbourhood Plan, and for support funding from Awards for All via the National Lottery Fund and the Community Rights Programme.*

*This Neighbourhood Plan represents the culmination of work by many people whose views, comments and ideas have shaped this document and we believe it reflects the hopes and aspirations of the community for the next 20 years.*

**Carole Brown**  
**Chair**  
**Clawson, Hose and Harby**  
**Neighbourhood Plan Advisory Committee**

**Phillip Tillyard**  
**Chair**  
**Clawson, Hose and Harby**  
**Parish Council**

# 1 Background and context

## Neighbourhood Plans

The Localism Act (2011) introduced a new planning initiative, which gives Parish Councils the opportunity to engage with their local communities and prepare what is known as a 'Neighbourhood Plan' that will help to shape future development in their areas. Once 'made' (passed at Parish referendum), these plans will become part of the strategic development plan produced by district councils and, therefore, carry full legal weight in the determination of planning applications.

Neighbourhood Plans carry some statutory weight from the point at which they are submitted to the local planning authority, but do not take full effect until they pass a community referendum with over 50% of the votes cast. Plans must also pass an independent examination to test conformity with local, national and EU strategic planning policies before they can be put to a community referendum and legally come into force. These are known as 'Basic Conditions'.

The Basic Conditions require Neighbourhood Plans to:

1. Have regard for national planning policy (primarily through the National Planning Policy Framework (NPPF) and Planning Practice Guidance);
2. Be in general conformity with strategic policies in the development plan for the local area (i.e. such as in a core strategy);
3. Be compatible with EU obligations (that apply to the UK) and human rights requirements.

An independent and suitably qualified person will check that a Neighbourhood Plan appropriately meets these conditions before it can be voted on in a local community referendum. This is to make sure that referendums only take place when proposals are workable and fully compliant.

## A Neighbourhood Plan for Clawson, Hose and Harby

With an increasing number of planning applications being submitted for development in the Parish, allied to the potential for change within the villages and surrounding landscape, the Parish Council took the decision that it would be timely to consider a Neighbourhood Plan for Clawson, Hose and Harby. The plan would give local people an opportunity to help formulate policies on the type, scale and design of any new development within the Parish and help determine what would be acceptable and appropriate in the local environment. It would set out how they would like to see the village develop over the next twenty years or so and ensure



that local people have a stronger influence over the way change and development take place in their area and help to protect and possibly enhance the features they most value.

On 11 November 2015, Clawson, Hose and Harby Parish Council approached Melton Borough Council (MBC) with an application for designation as a Neighbourhood Plan area. MBC approved the application on 18 January 2016. The area to be covered by the Neighbourhood Plan is delineated by the Parish boundary shown on the map below.

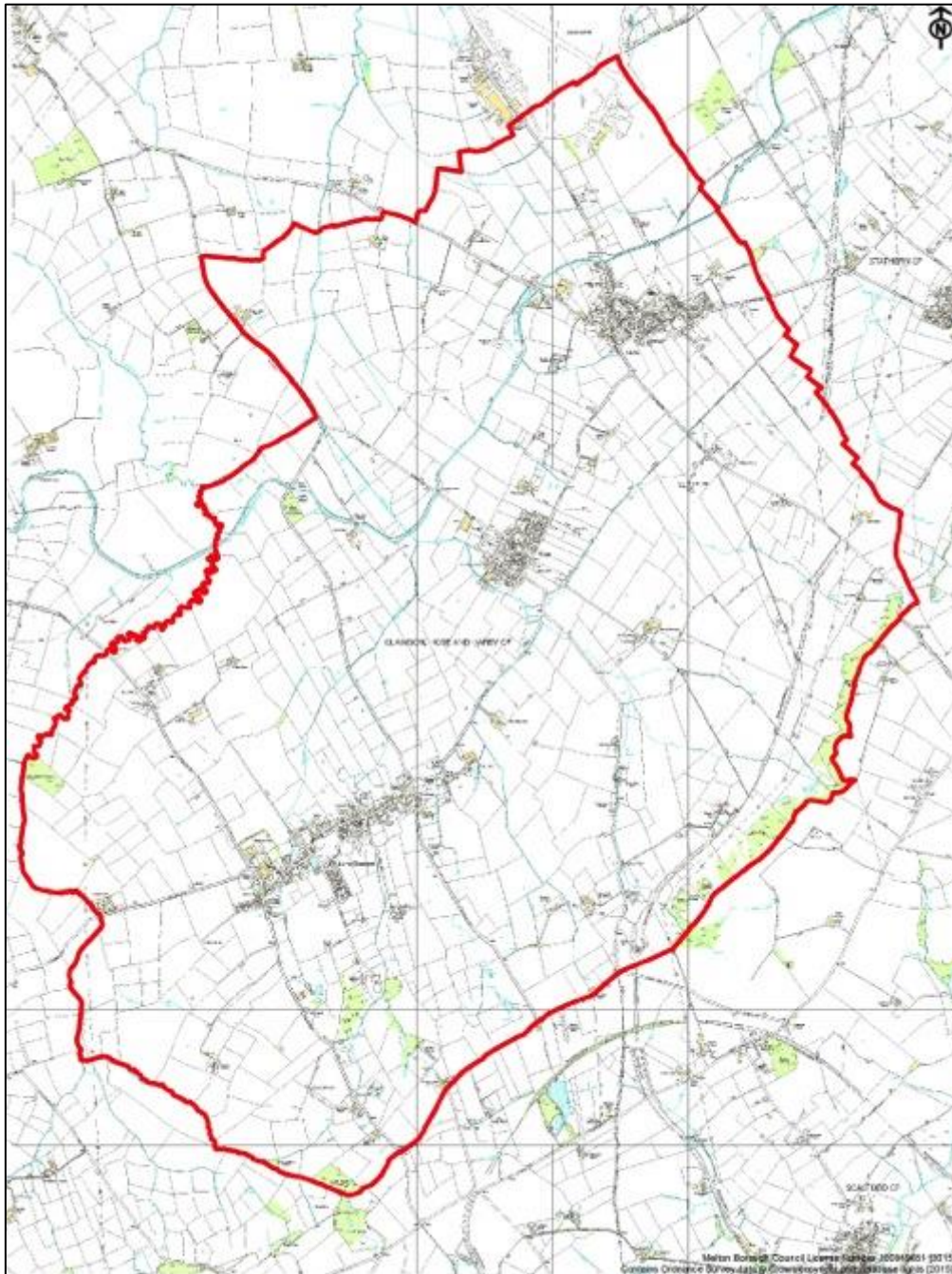


Fig. 1 – Designated Area

## The Process of Developing our Neighbourhood Plan

The work of driving the Neighbourhood Plan forward was carried out by a small Advisory Committee comprising a mixture of Parish Councillors and residents.

The preparation of a Neighbourhood Plan must conform to guidelines laid down by central government and involve consultation with not only the local community, but also the borough council and local businesses and landowners. There is a prescribed procedure with appropriate checks and formal consultation processes, which must be observed.

There were many ways in which the Advisory Committee sought to inform as many people as possible of the existence of the neighbourhood planning process and encourage their participation within it:

**Stakeholders:** both local and national were advised of the commencement of the NP and invited to the first Open Event within the Parish and offered the opportunity to contribute at this early stage;

**Village magazines:** monthly in Long Clawson & Harby, bi-monthly in Hose and distributed to every house in the village. Information about Neighbourhood plan events & progress;

**Village noticeboards:** displaying invitations to Open Events and Meetings & agendas of NPAC meetings;

**Leaflets/flyers:** distributed to households in the three villages inviting residents to get involved, join the Theme Groups and attend Open Consultation Events;

**Parish Council website:** including Advisory Committee agendas, minutes, monthly updates and information from Open Events and questionnaires;

**Stakeholder letters/email:** a letter was sent to all stakeholders inviting them to an event geared specifically to Stakeholders on the 16<sup>th</sup> August 2016;

**Email updates:** a Neighbourhood Plan email address list has been built up in order to promote consultation opportunities and advise the broader community of meeting dates;

**Communication with Melton Borough Council:** a good working relationship was established with the Borough Council including regular dialogue and meetings offering the opportunity to exchange information and updates as both the Local Plan and the Neighbourhood Plan progressed.

After the Advisory Committee meeting on the 1st June 2016, three Theme Groups were launched to focus on developing the detail of the Neighbourhood Plan. Local



people were engaged in order to identify and prioritise ideas and start to work up the Plan. Thirty-four people were involved in the Theme Groups, undertaking valuable research and assessment.

- Housing Theme Group
- Environment Theme Group
- Transport, Economic Development & Community Facilities Theme Group

**Consultation events took place to share progress:**

- An initial Open Village staffed event took place on 25<sup>th</sup> June 2016 for 2 hours consecutively in Long Clawson, Hose and Harby which involved information displays, copies of other Neighbourhood Plans, activity area for young people, requests for comments on each topic and maps of the Parish for interactive comments;
- A Stakeholder event took place on 16<sup>th</sup> August 2016 at which local service providers, businesses, landowners and developers had the opportunity to see progress and to input into the evolving Neighbourhood Plan;
- A Parish Neighbourhood Plan Consultation staffed event focusing on the draft policies took place on 26<sup>th</sup> November 2016 for 2 hours consecutively in each village.

The draft policies for the Regulation 14 Neighbourhood Plan were developed from evidence from these Open Events and Consultations and discussions by the Theme Groups, led by Advisory Committee members and the consultants, YourLocale.

Feedback from the Regulation 14 consultation has been considered alongside the latest evidence and information available, and amendments have been made to this Plan accordingly.

## 2 Clawson, Hose & Harby Parish

### A Brief History

#### Rural setting

Long Clawson, Hose and Harby is a rural Parish comprising mostly of farmland with three separate villages nestling in highly attractive, tranquil open countryside. It lies towards the south-western end of the Vale of Belvoir. Remote from urban areas and main roads, the villages are to the north-west of the Vale of Belvoir and Leicestershire Wolds escarpment.

From the heights of the escarpment there are stunning views across the Vale and northwards towards the Trent Valley and beyond. From here the villages are viewed in the context of their historical agricultural surroundings. This landscape has been settled and farmed for more than a thousand years, Iron Age and Roman remains are found in places and all three villages are mentioned in the Domesday Book. Ancient hedgerows and ridge and furrow remains are scattered throughout the fields system, giving silent witness to the Parish's long-standing close and continuing relationship with farming and the land. Road patterns reflect the agricultural roots with evidence of the 'Drover's Routes' through the Parish.

The escarpment and its geological structure create its own challenges for the community. There is a network of naturally occurring springs and ponds. The ridge and furrow fields and field culverts form part of the natural defences for the villages from the surface water which naturally occurs off the escarpment during heavy or prolonged periods of rainfall, with areas of Long Clawson and Hose being particularly susceptible to localised surface water flash flooding and evidence is clear across the whole Parish after heavy rainfall. However the infrastructure of culverts and drains and sewerage capacity across the Parish was established many years ago and may not always be well maintained. It remains of concern that this is currently under pressure and is not future proofed for the impacts of significant new housing developments or climate change.

Flora and fauna thrive in the Parish with many areas of high interest adjacent to the villages. Perhaps the most notable of these is the significant population of breeding Great Crested Newts (one of the highest concentrations in the county) which occupy ponds across the Parish. Providing a wildlife corridor for them to continue to flourish is important to the community.

#### Historical context

Much of the Parish dates back to Saxon times and there are two Conservation Areas, in Hose and Long Clawson. There are a large number of listed buildings (32 including 5 Grade 2\*) which includes one of only two Grade 2\* listed houses in the

Borough and two Ancient Monuments. The area is well known as a tranquil place for visitors and residents of Melton Mowbray to come and walk, cycle and ride on the escarpment, where the whole of the Vale of Belvoir, as far as Lincoln can be seen. The NPPF recommends that such assets need protecting for future generations.

Over the centuries the villages have grown gradually from their agricultural origins with a significant period of development during the eighteenth and nineteenth centuries. These witnessed the development of three windmills (Long Clawson and Harby) although only two remain intact today, the opening of the nearby Grantham Canal (1793-1797) and the arrival of several railways in the Victorian era. The new technologies supported both agricultural development and market expansion, and the growth of extractive industries. The latter included coal transport, via the canal and ironstone mining and distribution, via the railways. The night spoil from mining was also carried by barge and spread on the fields.

The railways have long since closed, though residual traces, including bridges, cuttings and embankments, can be seen in the outer eastern and southern parts of the Parish. The Canal closed to traffic in 1936 but, despite the lowering of its road over-bridges, the canal watercourse and towpath have remained. It is now a thriving leisure path and cycleway whilst also providing a linear natural habitat for a range of flora and fauna. It is much loved and used by local residents and visitors to the area from surrounding urban areas.

In the twentieth century, with the widespread advent of cars, buses and lorries, the villages grew substantially and have provided rural housing accommodation for residents from nearby urban areas including Melton Mowbray, Bingham, Grantham, Nottingham and Leicester. The Parish is located in Leicestershire for administrative purposes, in economic and social terms Parish residents look towards the greater Nottingham area and Leicester area for a wider range of higher level shopping, health services and cultural and sporting activities, whilst Melton Mowbray provides for weekly needs. Harby, Hose and Long Clawson each provide local shops and services and active village hall, primary school and church events which continue to provide social integration and a small community focus which is an integral part of the unique identity of each village.

## Parish Profile

### Social and economic context today

The 2011 Census notes that the Parish was home to 2,577 residents living in 1,083 dwellings with a further 37 vacant homes. Long Clawson had an estimated resident population of around 1,066, Harby had 931 and Hose had 580. Since 2001 the number of people living in the Parish has increased by 6%. The age distribution of the residents was broadly similar to the Borough and East Midlands as a whole.

There is evidence of an ageing population with the number of residents in the Parish aged 65 and over increasing by 20% between 2001 and 2011, but the total proportion is below national and regional averages.

Although the number of local employment opportunities is relatively modest, the Parish enjoys an economically active level of 74.5% (i.e. the percentage of the working age population who are employed) which is similar to the Borough.

The Parish has two large employers (over 75 employees) both based in Long Clawson:

- Long Clawson Dairy, producer of traditional British cheese for over 100 years from 43 local dairy farmers in Leicestershire, Nottinghamshire and Derbyshire;
- KS Composites, a high tech manufacturing business.

Both these businesses have successfully grown over time on their current sites. The other main industry in the Parish is farming.

Although the number of individual farms has dwindled over the years and their individual business models have developed over time, consolidation and clear planning for the future ensures they have remained an essential, vibrant part of the community.

Higher level educational qualifications are significantly greater than the Borough, regional and national averages. Perhaps related to this, home working is also a growing source of economic activity.

Car ownership is high with over 52% of households owning two or more cars, compared with the Borough average of 44% and the national average of 32%. This is a function of the relative remoteness of the Parish from urban areas, the high level of commuting by car and the poor provision of public transport for travel to work.

Self-reported health levels are better and disability levels are lower than the national averages.

Housing tenure figures show a significantly greater level of owner occupation (75.5%) than the national average (63.4%). The levels of detached homes and those with four or more bedrooms also exceed local and national averages. Finally, deprivation levels do exist but are significantly less than borough, regional and national averages.

## **Movement and parking**

An unclassified road (C road) running from A52 at Bottesford through each village to the A606 (Melton to Nottingham Road) forms the main road spine of the Parish. In places this is a straight and fast road. As a result, each village has some share of incoming traffic travelling at high speeds. Each also experiences a mixed load

of traffic including HGVs, tractors and trailers and buses travelling along roads built in and for an earlier age. This, together with narrow and incomplete local footpath networks, results in localised congestion and pinch points with the potential for conflicts and accidents. Unless localised solutions can be found extra development coupled with natural traffic growth will exacerbate such difficulties. Cycling on these roads is hazardous, as the roads are narrow, without defined roadside edges and of poor repair due to natural springs and water flow from the escarpment.

Public transport is a bus service limited to day time Monday to Saturday, which is essential for the elderly and students but its limited timetable and route means it is unsuitable for commuting to anywhere other than Melton Mowbray or Bottesford for normal work times.

This Parish has a good supply of public footpaths and bridleways but these are often not linked, integrated or well maintained and so walking and horse riding on the narrow rural roads is common. With the increase in recreational cycling the roads are also busy with visiting cyclists and cafes, shops and pubs across the Parish have seen the benefit from this influx, especially at weekends. However for safety reasons, fewer children cycle in the villages or to activities across the Parish.



## 3 Vision

### A Vision for Clawson, Hose and Harby

The Advisory Committee formulated a concise vision statement encapsulating the community's idea of what Long Clawson, Hose and Harby might be like in the future.

The statement was developed and ultimately tested and refined through consultation with the broader community:

#### **Vision statement**

*The Parish of Clawson, Hose & Harby lies within the Vale of Belvoir and nestles at the base of the escarpment of the northern edge of Leicestershire Wolds. It is a remote rural area with a strong and robust sense of identity, being famous for its history of dairy farming and its character as grazing land that has resulted in it being the home to Stilton Cheese. The Parish comprises three nucleated villages that each have a unique and distinct character, separated by hedged pasture land and interlinked by narrow country lanes with dykes and wide green verges; the Grantham Canal; and bridlevays. There is both a sense of place and of tranquillity to the Parish.*

*We seek to ensure that the three villages in the Parish of Clawson, Hose and Harby prosper and continue to develop in a way that:*

- *conserves and enhances the inherent character and diversity of the landscape, preserving both the sense of tranquillity and open-space, and preserves the distinct areas of separation between the villages;*
- *supports development that is in keeping with the architecture and vernacular of the villages (iron stone and red brick farmsteads) and which is proportionate to the demographics of each village and the capacity of its infrastructure to support;*
- *maintains the strong community spirit and social cohesion that each village enjoys and the feeling that "this is a wonderful place to live";*
- *protects the safety of pedestrians, cyclists and horse riders, as well as motorists while retaining and expanding sustainable transport links;*
- *enhances and supports the rural economy and local job provision including improved access to high speed communications technology.*

## **Objectives**

To help achieve the vision, the Advisory Committee prepared a number of more detailed objectives, which emerged through the consultation exercises and the work of the Theme Group/Advisory Committee discussions. The development of these objectives helped to provide the basis for the policies set out in the next section.

### **Housing and other development**

- Identifying suitable locations for housing development that meet a local need as well as the base HEDNA and the emerging Melton Local Plan housing provision targets;
- Specifying a mix of housing that addresses a local need for smaller family housing and homes suitable for older people;
- Introducing local connection criteria that ensures that local people are prioritised in the provision of affordable housing;
- Requiring development to meet design standards that help retain and enhance the character of the area.

### **The Environment**

- Designating the most important open spaces as Local Green Space;
- Providing for biodiversity in development;
- Protecting the most important environmental features in the Parish;
- Maintaining areas of separation between nearby settlements.

### **Community Facilities, Transport and Economic Development**

- Protecting existing community facilities and promoting new ones which are lacking in the Parish;
- Promoting home working and broadband provision;
- Supporting farm diversification;
- Addressing both car parking issues and increasing volumes of traffic as a result of development to avoid wherever possible exacerbating concerns in the villages.

# 4 Planning Context and Sustainable Development

## Introduction

The policies of the Clawson, Hose and Harby Neighbourhood Plan are set within the context of the plan-making framework for England. The scope and content of the Plan has been shaped by the priorities and aspirations of the Clawson, Hose and Harby community, led by the Parish Council's Neighbourhood Plan Advisory Committee.

## Planning Context

A key requirement of a Neighbourhood Plan is that it must comply with national and local planning policies. At a national level the Department of Communities and Local Government established a National Planning Policy Framework (NPPF) in 2012 which defined broad and specific guidelines for all planning policy in England. The opening paragraph in the introduction to the NPPF explains the overarching principle as follows:

*'The NPPF' sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.*

The Ministerial foreword in the NPPF includes the following statement from the Rt. Hon. Greg Clark MP, the then Minister for Planning:

*'In part, people have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities'.*

*'This National Planning Policy Framework changes that. By replacing over a thousand pages of national policy with around fifty, written simply and clearly, we are allowing people and communities back into planning'.*

*Within the document, The NPPF sets out 12 'core planning principles' the first of which specifies that local decision making should "be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area."*

The Regulations have informed the preparation of policies for the Clawson, Hose

and Harby Neighbourhood Plan, in particular ensuring that it:

- contributes to the achievement of sustainable development;
- is in general conformity with the strategic policies of Melton Borough Council; and
- has regard for the policies contained within the NPPF, as well as meeting a range of EU obligations.

## Sustainable Development

A definition of sustainable development is provided within the NPPF. It describes three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles:

**An economic role** - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements.

Whilst the community is primarily residential, there is a desire to safeguard its employment outlets, including employment sites and the farming community. We therefore wish to retain the current level of employment and develop it further where appropriate.

**A social role** - supporting strong, vibrant and healthy communities, by promoting the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

Through the Neighbourhood Plan we are seeking to ensure that any new housing delivers a mix of housing types so that we can meet the needs of present and future generations and ensure that we support the community's health as well as its social and cultural wellbeing. We are particularly looking to provide bungalows for older people as well as some smaller family homes.

We are also seeking to support and enhance existing community facilities and to improve services for younger people.

**An environmental role** - contributing to the protection and enhancement of our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including supporting the move to a low carbon economy, protecting from development the most special open spaces.

This document sets out local considerations for delivering sustainable

development across Clawson, Hose and Harby. Development proposals should meet the requirements of all relevant policies in this Neighbourhood Plan and be in line with Melton Borough, national and EU strategic policies.

It should be noted at the time of this Neighbourhood Plan submission (July 2016), the Melton Local Plan (LP) is not in place. References to the Local Plan (LP) in this are based upon the pre submission draft Melton Local Plan (November 2016) and their Addendum of Focused Changes approved by Melton Borough Council on 4/7/17. These combined elements are called the emerging Melton Local Plan in this document. We will continue to work with MBC to align the two plans as they both move forward to adoption.



# 5 Policies

## Strategy

At the heart of the Neighbourhood Plan for Clawson, Hose and Harby is the principle of ensuring sustainable development, which means providing for the needs of the current generation while not making life worse for future generations. This principle is consistent with the purpose of the UK Planning System, as set out in the National Planning Policy Framework 2012 (NPPF), to “help achieve sustainable development”.

Through the process of developing a Neighbourhood Plan consideration has been given to the type and extent of new development required to meet the needs of the local community, where it should best be located in the Parish and how it should be designed. The plan includes in its scope everything from small-scale development, such as a minor extension to a house, to small-scale housing developments and employment proposals.

The Plan is not intended to replace the policies contained in the draft Melton Local Plan and the NPPF. It sits alongside these to add more detailed policies, that are specific to Long Clawson, Hose and Harby and which help achieve the community’s vision. Where suitable policies already exist in the Melton Local Plan or NPPF they are not duplicated in this Plan.

Planning Practice Guidance is clear that Neighbourhood Plans can allocate alternative sites to those in a Local Plan (PPG 41-044) but that it must discuss with the local planning authority why it considers the local plan allocations are not appropriate.

Detailed and independent site selection processes were undertaken in preparing the Neighbourhood Plan involving extensive consultation with the community and a number of discussions with Melton Borough Council.

The sites favoured through the Neighbourhood Plan meet the minimum housing requirements for the Borough and are deliverable and developable and therefore meet the Basic Conditions.

When considering development proposals, the Neighbourhood Plan will take a positive approach that reflects the presumption in favour of sustainable development.

## Limits to Development Principles

The purpose of Limits to Development is to ensure that sufficient sites for new homes and economic activity are available in appropriate locations that will avoid impinging into the local countryside.

Settlement Boundaries were drawn by Melton Borough Council in the Adopted Local Plan (1999) for Villages such as Long Clawson, Hose and Harby which are seen as suitable settlements for development. The Local Plan makes it clear that such a measure is important to clarify where new development activity is best located. The Local Plan defines the extent of a built-up part of a settlement and distinguishes between areas where, in planning terms, development is acceptable in principle, such as in the built-up area of the village, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such growth would risk ribbon development and the merging of hamlets to the detriment of the community and visual amenity of the Neighbourhood Plan area's surroundings.

The pre-submission version of the Local Plan does not identify Settlement Boundaries, instead it uses criteria-based policies to help determine planning applications.

However, the Neighbourhood Plan designates Limits to Development for the villages of Long Clawson, Hose and Harby (see Policy H3 for details). This will update and supersede the existing Settlement Boundaries currently used by Melton Borough Council, as it takes into account recent housing allocations and business developments that have taken place since the Settlement Boundaries were introduced.

Within the defined Limits to Development an appropriate amount of suitably designed and located development will be acceptable in principle, although some sites within this area are protected from development and all development will be required to take into account the policies within this Plan.

Focusing development within the agreed Limits to Development will help to support existing services within the village centre and help to protect the countryside and the remainder of the Neighbourhood Plan area from significant development which is surplus to demand or out of keeping with the rural setting and highly attractive landscape qualities of the Parish.

### **Methodology:**

The updated Limits to Development have been determined using the following criteria:

- a) Recent approvals and existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlement have

- been incorporated;
- b) Clearly defined physical features such as walls, fences, hedgerows and roads have been followed;
- c) Scope has been provided to relax the boundary to allow for future expansion to meet the need for housing and business growth over the Plan period;
- d) Regard being paid to MBC's LP evidence document "Areas of Separation, Settlement Fringe Sensitivity and Local Green Spaces.

## Development in the Countryside

The Parish is predominately rural in nature with the three settlements of Long Clawson, Hose and Harby surrounded by open, generally attractive, countryside.

In planning terms, land outside a defined Limits to Development, including any small groups of buildings or small settlements, is treated as countryside. This includes any small groups of buildings or small settlements that may be found there.

It is national and local planning policy that development in the countryside should be carefully controlled. Supporting "*the intrinsic character and beauty of the countryside and supporting thriving rural communities within it*" is identified as a core planning principle in the National Planning Policy Framework. This approach is also supported by this Plan because it will help ensure that development is focused in more sustainable settlements with a greater range of services and facilities and infrastructure that has capacity for expansion, as well as helping to maintain the special landscape character of the Parish and protecting the countryside for its own sake as an attractive, accessible and non-renewable natural resource.

The Parish lies within the High Leicestershire National Character Area as defined by Natural England. The landscape of this Character Area is typified by broad, rolling ridges and secluded valleys and has a quiet, remote and rural character with small villages and scattered farms. Undulating fields display a mix of pasture on the higher, sloping land and arable farming on the lower, flatter land.

## HOUSING AND THE BUILT ENVIRONMENT

### Housing Provision

At the 2011 census the three villages were home to 2,577 residents living in 1,083 households. There were 37 household spaces with no usual residents representing a 3% vacancy rate, a fairly typical level for a rural area. Home ownership is high and there is a high proportion of detached homes. The Parish has a relatively youthful population with around 20% of residents aged under 16 compared with 19% for the region and England as a whole. The median age of people living in the Parish is 44 compared with 43 for the district, 40 for the region and 39 for England as a whole.

Around 62% of residents are aged between 16 and 64, close to the district (64%), regional and national (65%) rates. Older people (aged 65+) represent 18% of total residents, in line with the district rate and close to the regional (17%) and national (16%) rates.

Between 1991 and 2016 the number of homes in the Parish grew by 266, over 31%. The distribution of actual housing completions recorded by MBC across the villages is shown in the following table:

| PERIOD                       | LONG CLAWSON | HOSE      | HARBY     | PARISH TOTAL |
|------------------------------|--------------|-----------|-----------|--------------|
| 1991-2001                    | 89           | 25        | 27        | 141          |
| 2001-2011                    | 57           | 19        | 21        | 97           |
| 2011-2016                    | 11           | 6         | 11        | 28           |
| <b>25yrs<br/>(1991-2016)</b> | <b>157</b>   | <b>50</b> | <b>59</b> | <b>266</b>   |

Housing Table 1 – New Housing Completions

In this period growth has not been delivered through planned allocations, the majority having taken place in a range of small windfall sites within the former village envelopes including farmsteads and the like. Supply of such infill sites has reduced over recent years, reflected in the reduced rate of completions since 2011, although this may also be partially explained by the economic slowdown since 2008. Of late there has been positive supply of larger executive style homes and a relative shortage of new small and mid-size houses and bungalows.

In July 2017, at the time of submitting the Neighbourhood Plan, the emerging Melton Local Plan is entering a further period of consultation on focussed changes and has not yet been submitted for inspection. When approved the emerging Melton Local Plan will set out the Borough's strategy for the overall housing targets for the three villages within the Parish. The pre-submission draft Local Plan for Melton (November 2016) and the Addendum of Focused Changes to their plan (July 2017) (emerging Local Plan) update the housing need across the Borough and the

allocation of housing within it. It states that there is a requirement to provide for between 5,750 and 7,000 new dwellings between 2011 and 2036 across the Borough. The Council has agreed a housing requirement of 245 dwellings per annum (a total of 6,125) within that range. Of this, nearly two thirds of the dwellings needed over the Plan period will be built in the Melton Mowbray Main Urban Area, with the remainder spread across the rest of the Borough. The emerging Local Plan establishes a hierarchy of settlements to help to determine the most appropriate locations for the remaining significant site developments (35% of the total).

On the basis of this hierarchy, Harby, Hose and Long Clawson (as well as 9 other settlements) are identified as Service Centres. These are identified on the basis of the presence of all of the four essential criteria (primary school, access to employment; fast broadband and a community building) together with regular public transport.

Minimum requirements are then set per Service Centre based on the percentage of population of the total Service Centres and Rural Hubs. This requirement is then adjusted to a minimum residual housing requirement, taking into account completions, dwellings under construction and small site permissions which have not yet been built. Any new completions and new large site commitments after 31 March 2017 identified via the Borough annual Strategic Housing Land Availability Assessments (SHLAA) process will be offset against this requirement.

The publication of the revised HEDNA report for Leicestershire and Leicester (Jan 2017) <sup>1</sup> shows a reduced Objectively Assessed Need (OAN) for the borough of 170 houses per annum or a minimum 4,250 dwellings which is 30% less than the emerging Melton Local Plan target. This revises the minimum residual housing requirement for the Parish from 254 dwellings to 161 dwellings taking account of completions, dwellings under construction and small site planning permissions (as shown in Housing Table 2) to be completed before 2036.

**Housing Table 2a – Minimum Housing Requirements for the Parish**

|              |  |  |                       |                              |   |   | MINIMUM RESIDUAL HOUSING REQUIREMENT |                       |
|--------------|--|--|-----------------------|------------------------------|---|---|--------------------------------------|-----------------------|
|              | Minimum housing requirement 2011-2036. Melton LP - 245 per annum | Minimum housing requirement 2011-2036. HEDNA - 170 per annum | Total net completions | Dwellings under construction | Dwellings with planning permission on small sites | Total completions, construction and permissions | Melton LP - 245 per annum            | HEDNA - 170 per annum |
|              | based on % of population of Service Centres and Rural Hubs       | based on % of population of Service Centres and Rural Hubs   | 2011-31/3/17          | to 31/03/2017                | to 31/03/2017                                     | to 31/03/2017                                   |                                      |                       |
| Harby        | 109  | 76   | 15                    | 15                           | 1   | 31  | 78                                   | 45                    |
| Hose         | 72   | 50   | 6                     | 0                            | 1   | 7   | 65                                   | 43                    |
| Long Clawson | 128  | 90   | 11                    | 2                            | 4   | 17  | 111                                  | 73                    |
| <b>Total</b> | <b>309</b>   | <b>216</b>   | <b>32</b>             | <b>17</b>                    | <b>6</b>  | <b>55</b>                                       | <b>254</b>                           | <b>161</b>            |

<sup>1</sup> Housing and Economic Development Needs Assessment, Jan 2017



This Plan uses the HEDNA requirement as a base level of delivery for each village and identifies Development Sites to meet this need. In the absence of an adopted Local Plan which establishes an approved methodology, this is the most up to date and authoritative means of determining base housing need. Further sites are identified as Reserve Sites in each village to be called upon in a priority order by village, only if a shortfall in delivery at Development Sites is identified at a subsequent Neighbourhood Plan review and/or there is an increase in recognised housing demand across the Borough.

Policy H1 sets out the Plan's approach towards addressing this emerging strategic policy context. In particular it sets out the mechanisms by which the reserve sites will be released. The monitoring and review of the Plan will be an important consideration both in general terms and within the short term as the Local Plan proceeds towards adoption. The neighbourhood plan will be assessed for its conformity to the Local Plan once that Plan has been adopted. This assessment may generate the need for a formal review of the neighbourhood plan.

**POLICY H1: HOUSING PROVISION - New housing will be delivered in the Plan area to provide a minimum of 161 dwellings in the period up to 2036. New housing will be delivered through the development of the housing allocations identified in Policy H2 of this Plan and through windfall developments that accord with Policy H4 of this Plan. The strategic delivery requirements relating to the Plan area will be kept under review during the Plan period. The reserve sites identified in Policy H2 of this Plan will be released for development in the Plan period in circumstances where their delivery is required:**

- **to accommodate a higher strategic housing figure included in the Melton Local Plan 2016-2036; and/or**
- **to accommodate a shortfall in the delivery of the allocated sites identified in Policy H2 of this Plan.**

## **Housing Allocations**

During 2015/16 Melton Borough Council, along with all other districts in the Leicester and Leicestershire Housing Market Area, undertook Strategic Housing Land Availability Assessments (SHLAA). Following a call for landowners to identify sites with potential for house building, land in and around Harby, Hose and Long Clawson was put forward that could accommodate new houses. Following analysis several of these sites were deemed undeliverable and rejected.

The communities of Harby, Hose and Long Clawson have been determined to identify their own housing allocations in order to meet the Borough Council development requirements in locations that are most acceptable to local people. Significant dialogue has taken place with the Borough Council, landowners and the

wider community to put forward sites for development that minimise the impact on the local infrastructure. Open events, Regulation 14 consultation and approved planning applications has confirmed the following sites to meet the housing requirements for the Parish, through Development Site allocations which will yield a total of 278 new houses against the minimum HEDNA requirement of 161.

Housing Table 3 demonstrates that this Plan has the capacity to deliver and exceed the minimum housing requirements via Development Sites with an expected total of 271 new dwellings for both the HEDNA level by 110 dwellings and the emerging Melton Local Plan minimum by 17 dwellings.

Reserve Sites could deliver a further 49 houses if the overall Parish delivery falls below the required minimum level of the adopted Melton Local Plan. This provides a total contingency of 26% above the emerging Local Plan minimum residual housing requirement.

**Housing Table 2b – Development and Reserve Sites vs Minimum Housing Requirements**

|              | HEDNA - 170 per annum                |                                     |   | Melton LP - 245 per annum            |  |                                 |
|--------------|--------------------------------------|-------------------------------------|---|--------------------------------------|--|---------------------------------|
|              | Minimum residual housing requirement | NP Development Site total capacity* | Excess delivery against minimum requirement | Minimum residual housing requirement | Excess delivery of Development Sites against minimum requirement | NP Reserve Site total capacity* |
| Harby        | 45                                   | 128                                 | 83  | 78                                   | 50   | 0                               |
| Hose         | 43                                   | 56                                  | 13  | 65                                   | -9   | 9                               |
| Long Clawson | 73                                   | 87                                  | 14  | 111                                  | -24  | 40                              |
| <b>Total</b> | <b>161</b>                           | <b>271</b>                          | <b>110</b>                                  | <b>254</b>                           | <b>17</b>  | <b>49</b>                       |

\* Site capacity is taken from actual planning applications or from SHLAA evaluation if not available

A further SHLAA exercise in the first half of 2017 was undertaken by Melton Borough Council and this identified further sites available for development in the Parish. Other than planning applications in process as at June 2017, these have not been included in this Plan as the combination of the Development Sites and the Reserve Sites more than meet the demand on the Parish.

Following extensive consultation within the Parish and detailed work by the Parish's Neighbourhood Plan Housing Theme Group (Supporting Evidence Housing Theme Group Summary), the sites in Policy H2 below are considered suitable for development, are the preferred sites from our community consultations and are presented in this policy in order to meet the minimum housing requirement for the Parish.

Note all site references in this Plan have been revised since the Regulation 14 Plan to include NP at the start of their reference (e.g. HAR1 has become NPHAR1) to identify them from the ones listed in the emerging Melton Local Plan where some references have been changed or re-assigned.

**POLICY H2: HOUSING SITE ALLOCATIONS FOR 2016 to 2036 - Land is allocated for housing development as shown in Table 3 (Housing Allocations) and Table 4 (Reserve Sites). Proposals for development of the various sites will be supported within the strategic context provided for land release in Policy H1 of this Plan and where they comply with the relevant site Design Code.**

**Housing Table 3 – Development Site Allocations**

|  | ALLOCATION REF           | ADDRESS                             | NO OF DWELLINGS<br>(indicative maximum, from planning application if available or SHLAA) | PLANNING PERMISSION GRANTED | INCLUDED IN EMERGING MELTON LP DEVELOPMENT SITES |
|--|--------------------------|-------------------------------------|--|-----------------------------|--|
| <b>HARBY</b>                               |                          |                                     |  |                             |  |
| Development Site                           | <b>NPHAR1</b>            | OFF BOYERS ORCHARD                  | 15   | Outline                     | Yes  |
| Development Site                           | <b>NPHAR2</b>            | LANGAR LANE                         | 10   | Full                        | Yes  |
| Development Site                           | <b>NPHAR4 and NPHAR5</b> | COLSTON LANE, Sherbrooke House Farm | 50   | Outline                     | Yes  |
| Development Site                           | <b>NPHAR6</b>            | COLSTON LANE (MILWAY)               | 53   | Outline                     | Yes  |
| <b>HARBY DEVELOPMENT SITE TOTAL</b>        |                          |                                     | <b>128</b>   |                             |  |
| <b>HOSE</b>                                |                          |                                     |  |                             |  |
| Development Site                           | <b>NPHOS1</b>            | LAND OFF CANAL LANE (N)             | 25   | Outline                     | Yes  |
| Development Site                           | <b>NPHOS1+</b>           | ADDITIONAL LAND OFF CANAL LANE (N)  | 16   | Application only            | Yes  |
| Development Site                           | <b>NPHOS2</b>            | LAND OFF CANAL LANE (S)             | 15   | Part application only       | No   |
| <b>HOSE DEVELOPMENT SITE TOTAL</b>         |                          |                                     | <b>56</b>  |                             |  |
| <b>LONG CLAWSON</b>                        |                          |                                     |  |                             |  |
| Development Site                           | <b>NPLONG1</b>           | LAND AT MELTON ROAD                 | 10   | Outline                     | Yes  |
| Development Site                           | <b>NPLONG3</b>           | BIRLEYS GARAGE, WALTHAM LANE        | 45   | Application only            | Yes  |
| Development Site                           | <b>NPLONG6</b>           | HICKLING LANE/ BROUGHTON LANE       | 32   | Application only            | Yes  |
| <b>LONG CLAWSON DEVELOPMENT SITE TOTAL</b> |                          |                                     | <b>87</b>  |                             |  |
| <b>PARISH DEVELOPMENT SITE TOTAL</b>       |                          |                                     | <b>271</b>   |                             |  |

**Housing Table 4 – Reserve Site Allocations**

|                                  | ALLOCATION REF | ADDRESS             | NO OF DWELLINGS<br>(indicative maximum, from planning application if available or SHLAA) | PLANNING PERMISSION GRANTED | INCLUDED IN EMERGING MELTON LP DEVELOPMENT SITES |
|----------------------------------|----------------|---------------------|--|-----------------------------|--|
| <b>HOSE</b>                      |                |                     |  |                             |  |
| Reserve Site1                    | <b>NPHOS3</b>  | REAR 41 BOLTON LANE | 9  | No application made         | No   |
| <b>LONG CLAWSON</b>              |                |                     |  |                             |  |
| Reserve Site1                    | <b>NPLONG5</b> | CANAL FARM          | 40   | Application only            | No   |
| <b>PARISH RESERVE SITE TOTAL</b> |                |                     | <b>49</b>  |                             |  |

**The following specific Design Codes are in addition to the other policies in this Neighbourhood Plan for each Development Site or Reserve Site:**

**Design Codes for Harby Sites (without detailed Planning Permission)**

**NPHAR1, Land off Boyers Orchard – Development of the site will be supported provided:**

- it is up to 15 dwellings, limited to two storeys high;
- land at the western end, adjoining the proposed access from Boyers Orchard, is kept open and includes a landscape buffer to complement and enhance the open setting to the north;
- the layout includes provision for parking by residents and allotment users in accordance with the plan accompanying Outline Planning Application 15/00942/OUT, or similar approved details.

**NPHAR4 & NPHAR5 Colston Lane - Development of the site will be supported provided:**

- it is about 50 dwellings, limited to two storeys high;
- vehicular access is sited away from the bend near the retained farmhouse;
- footpath connection from the village to the site is improved;
- the layout addresses the frontage to Colston Lane, creating a rural feel;
- a new, mixed native species boundary hedge is planted;
- extra landscaping is provided to soften the north-eastern boundary;
- an internal footpath link is provided to enable connection with the adjoining site, NPHAR6, and the canal footbridge to the north with consideration given to sharing open space provision with NPHAR6;
- there are biodiversity/ecology improvements within the site.

**NPHAR6, Colston Lane - Development of the site will be supported provided:**

- it is up to 53 dwellings, the majority two storeys high;
- a footpath is provided along the frontage verge linking the existing footpath to the south-west and the Grantham Canal to the north-west;
- the layout addresses the frontage to Colston Lane, creating a rural feel and internally avoids large car parking courtyards;
- mature trees along the various site boundaries are retained and supplemented by new planting where appropriate;
- the existing mixed species frontage hedge is retained and strengthened where necessary to provide a strong rural boundary;
- extra landscaping is provided to soften the north-eastern boundary;
- an internal footpath is provided to enable future connection with the adjoining NPHAR4 & NPHAR5 and the canal footbridge to the north;
- there are biodiversity/ecology improvements within the site.

**Design Codes for Hose Sites (without detailed Planning Permission)**

**NPHOS1 & NPHOS1+, Canal Lane plus extension – Development of the site will be supported provided:**

- it is up to 25 plus 16 dwellings, limited to two storeys high;
- the layout is properly integrated between the two sites ;
- the integrated layout of the extended NPHOS1 & NPHOS1+ site allows space for the provision of possible future footpath and vehicular connection to the land to the north;
- the integrated layout for the extended site allows for off-road pedestrian access to the village by Canal Lane;
- all site boundaries are subject to tree and hedgerow retention and enhancement during the reserved matters application and construction.

**NPHOS2, Canal Lane - Development of the site will be supported provided:**

- it is up to 16 dwellings, limited to no higher than two storeys high;
- it would allow comprehensive development of the site and the adjoining Reserve Site, NPHOS3, to the south;
- the layout and architectural design:
  - has regard to preserving or enhancing the character and appearance of the adjoining Hose Conservation Area;
  - maximises the retention of existing healthy trees and boundary; hedgerows, especially on the Canal Lane frontage and the western and southern boundaries;
  - creates an informal, rural feel;
  - retains and connects with, the footpath link along the southern edge of the site between Bolton Lane and the bridleway to the west, and enhances the footpath's role as a wildlife corridor;
  - considers the inclusion of a footpath on the inside of the Canal Lane hedge boundary to provide pedestrian access without narrowing the lane;
- the proposal includes:
  - a surface water disposal plan including repair of any damaged connected field drains;
  - measures to limit construction deliveries and building activity to social hours while avoiding traffic congestion on Canal Lane and in the village generally.

**NPHOS3, Rear of 41 Bolton Lane - Development of this Reserve Site will be supported only if it is required for development under the provisions of this Policy and Policy H1 and provided:**

- it is up to 9 dwellings, limited to no higher than two storeys high;
- it forms part of, or fits with, the comprehensive development of the adjoining HOS2 allocation site to the north;



- **the layout and architectural design:**
  - has regard to preserving or enhancing the character and appearance of the adjoining Hose Conservation Area;
  - maximises the retention of existing healthy trees and boundary hedgerows;
  - creates an informal, rural feel;
  - includes footpath links to the bridleway to the west, the footpath to the north and the adjoining NPHOS2 ;
  - retains and connects with, the footpath link along the northern edge of the site between Bolton Lane and the bridleway to the west, and enhances the footpath's role as a wildlife corridor;
  - allows for supplementary landscaping and screening along the southern boundary;
- **the proposal includes:**
  - a surface water disposal plan including repair of any damaged connected field drains;
  - Measures to limit construction deliveries and building activity to social hours, while avoiding traffic congestion on Canal Lane, Bolton Lane and in the village generally.

#### **Design Codes for Long Clawson Sites (without detailed Planning Permission)**

##### **NPLONG1 Melton Road - Development of the site will be supported provided:**

- it is up to 10 dwellings;
- drainage infrastructure is available to accommodate surface water from the site without causing or adding to flooding elsewhere;
- substantial landscaping is provided to soften the southern boundaries and the road frontage;
- a footpath link to the village is provided along the site frontage;
- the houses are no more than two storeys high;
- the layout and architectural design creates an informal, rural feel.

##### **NPLONG3 Waltham Lane - Development of the site will be supported provided:**

- drainage infrastructure is available to accommodate surface water from the site without causing or adding to flooding elsewhere;
- it is up to 45 dwellings, the majority being two storeys high with none over this height;
- the layout and architectural design creates an informal, rural feel;
- boundary landscaping is retained and enhanced where required;
- a footpath link from the site connecting with the existing nearest footpath is provided.

**NPLONG5 Canal Farm - Development of this Reserve Site will be supported only if it is required for development under the provisions of this Policy and Policy H1 and provided:**

- drainage infrastructure is available to accommodate surface water from the site without causing or adding to flooding elsewhere;
- it is up to 40 dwellings;
- landscaping is provided to soften the site boundaries;
- a safe and convenient footpath link to the village is provided, suitable for disabled use and double width pushchairs;
- site boundaries hedges to be maintained as hawthorn;
- dwellings are no more than two storeys high, with those on the southern third of the site adjacent to Padgets End limited to single storey dwellings including bungalows and height is in keeping with current farm buildings;
- the layout and architectural design creates an informal, rural feel.

**NPLONG6 Hickling L/Broughton L - Development will be supported provided:**

- drainage infrastructure is available to accommodate surface water from the site without causing or adding to flooding elsewhere;
- it is up to 32 dwellings;
- landscaping is provided to soften the site boundaries;
- a safe and convenient footpath link to existing footpaths is provided;
- dwellings are no more than two storeys high, with some single storey bungalows included adjacent to current dwellings.
- the layout and architectural design creates an informal, rural feel.

This Neighbourhood Plan proposes some detailed changes to the allocation of sites in the emerging Melton Local Plan (July 2017). The sites allocated through the Neighbourhood Plan Policy H2 are proposed as alternative developable and deliverable sites to those identified in the pre-submission Local Plan and July 2017 Addendum of Focused Changes. They have a greater level of community support and backing whilst still delivering over the minimum requirements of the emerging Melton Local Plan. These changes are:

### **Harby**

- 1) As all the sites in Harby have at least received outline planning approval and overdeliver significantly above the minimum requirements for development, the Neighbourhood Plan sees no need to include any Reserve Sites in Harby. The emerging Local Plan shows one Reserve Site.

### **Hose**

- 1) The NP consultation events across the Parish have included NPHOS1, NPHOS2 and NPHOS3 as allocated Development Sites throughout the

process. In early 2017 two specific village meetings were called by the residents of Hose before the Regulation 14 Neighbourhood Plan was finalised. This was to explore alternatives to the Development Sites and new sites that were proposed in the SHLAA 2017 process to the north west of Harby Lane and an extension to HOS1. These meetings and the following discussion and recommendation from the Neighbourhood Plan Advisory Committee led to the Regulation 14 consultation Plan of sites NPHOS1, NPHOS2 and NPHOS3 as allocated sites. Limited feedback was received to the Regulation 14 consultation both in favour and against this site selection in Hose. These resident preferred sites met the minimum levels of development for the village in the pre submission Local Plan.

However, the emerging Local Plan, created following the SHLAA 2017, concludes that the extension to HOS1 and the land to the north (west of Harby Lane) was potentially suitable for development and scored higher than other Hose sites. The extended HOS1 application for planning permission of 16 dwellings is now in process and has been included in the Addendum to Focused Changes of the Local Plan. Also, following a capacity reduction of the likely number of dwellings to 35 (to provide a buffer to the Ancient Monument further to the north) on the land north west of Harby Lane, the emerging Melton Local Plan now proposes that this land is also included for development, with HOS2 and HOS3 dropped as no longer needed and subject to deliverability issues.

In this Neighbourhood Plan, the additional extension planning application to extend NPHOS1 is now included as Development Site NPHOS1+ and agrees with the emerging Local Plan. However, as the land north west of Harby Lane was considered in the preparation of the Regulation 14 Plan and rejected, it has not been added to this Plan as the minimum development requirements for Hose village in the emerging Local Plan is met by the allocated sites and is supported by the community.

2) The Neighbourhood Plan has taken the approach in Policy H1 on overall housing allocation which requires a minimum of 43 houses to be built in Hose.

Bearing this, and the various consultations' and meeting feedback from Hose residents in mind, it is concluded that the village's needs and wishes would be are best met by the addition of the 16 dwelling extension NPHOS1+ to NPHOS1 and the continued inclusion of NPHOS2 as the Development Sites. NPHOS3 is now proposed as Reserve Site 1, only to be developed if the other Hose sites have been shown not to have delivered in accordance with their allocations or if future significant increased demand is determined from the approved Melton Local Plan.

## Long Clawson

1) Sites for development across Long Clawson have been identified which exceed any future expected demand for housing in the village. The consultation process for this Plan plus the detailed work completed by the Housing Theme Group show that the priority order of Development Sites and Reserve Sites in Policy H2 (see Supporting Evidence Long Clawson Site Selection) is that supported by the community and more than meets any future housing requirement for the village in the life of the Plan.

2) The community are pleased to see that the emerging Melton Local Plan has now excluded LONG2 'The Mungee' as it is not a suitable development site. It has been opposed for development by Historic England due to the impact on the setting of the Manor Farmhouse, St Remigius Church and Castle Field Historic Monument. It has been designated as a Local Green Space in Policy ENV1 due its historic and visual significance in the village providing the last remaining separation between the historic settlements of Clawson and Claxton.

3) LONG4 'Sandpit Lane' is excluded from this Plan (but included as a Development Site in the emerging Melton Local Plan as it is considered more suitable than other sites) for a number of reasons:

- the site has been overwhelmingly and consistently rejected by the community in consultations;
- potential flooding issues in the centre of the village have been identified if this site is developed;
- the visual impact of this large development particularly affects the Grade 2\* listed Manor Farm House. Historic England have commented to the specific outline planning objection that this site should not be utilised for development if any other more suitable sites in the village are available for development;
- there is a risk to the water supply, integrity and viability of the scenic and historic Manor Farmhouse fish pond which is such an important part of the house setting.
- LONG4 has been identified as an Important Open Area in community action CA ENV1.

4) NPLONG5 is included as a Reserve Site in this Plan as it ranked higher in the site evaluation and community consultation process for this Plan than LONG4 (see Supporting Evidence Long Clawson Site Selection).

5) Further development land on Waltham Lane came forward via SHLAA 2017. It has not been included in this plan as it was not required to meet the demand for housing in the village. It was considered prior to the Regulation

14 Plan preparation and was overwhelmingly rejected by the village community.

## Limits to Development for Harby, Hose and Long Clawson

The identification of the above sites in Policy H2, within the Parish exceeds the minimum requirement for housing development via larger scale sites and enables further development within the Parish to be controlled through the updating of the Limits to Development, identified as Settlement Boundaries within the Melton Local Plan (1999). These development limits are tightly drawn as described in the strategy section above in order to protect the local infrastructure, including the road network, and the high quality rural landscape.

All Development Sites in Policy H2 are included in the Limits to Development. Reserve Sites sit outside the Limits to Development but if a site is subsequently required for development as described in Policies H1 and H2, the Limits to Development will be extended to include that specific site. In addition, the operation of the windfall Policy H4 and MBC LP (Nov 2016/July 2017) Policy SS2 and SS3 will provide a flexible buffer to ensure that the numbers of dwellings built in the plan period exceed the minimum requirement. Windfall levels in Policy H4 to support the Melton LP target of 322 are expected to be around Harby 19, Hose 13, Long Clawson 23 using the proportional population masses of these villages.

**POLICY H3: LIMITS TO DEVELOPMENT – Development proposals within the Limits to Development, or in terms of new community facilities close or adjacent to the Limits to Development in Housing Figs.1-3 below will be supported where they comply with other policies in this Plan in general, and with Policies H7 and H8 on particular.**

**Where reserve sites identified in Policy H2 are released for development in accordance with Policy H1 the relevant limit to development will be extended accordingly.**

**Development adjacent to the Limits to Development will be carefully controlled and will be supported subject to the following criteria:**

- **developments are of 1 or 2 dwellings per field directly adjacent to Limits to Development where access is directly available to current roads;**
- **additional windfall sites of up to 5 dwellings will be considered after 10 years of the Plan (i.e. after 2026) if windfall levels are significantly below expected levels, provided they are directly adjacent to Limits to Development where access is directly available to current roads and not over land of existing or planned private dwellings;**

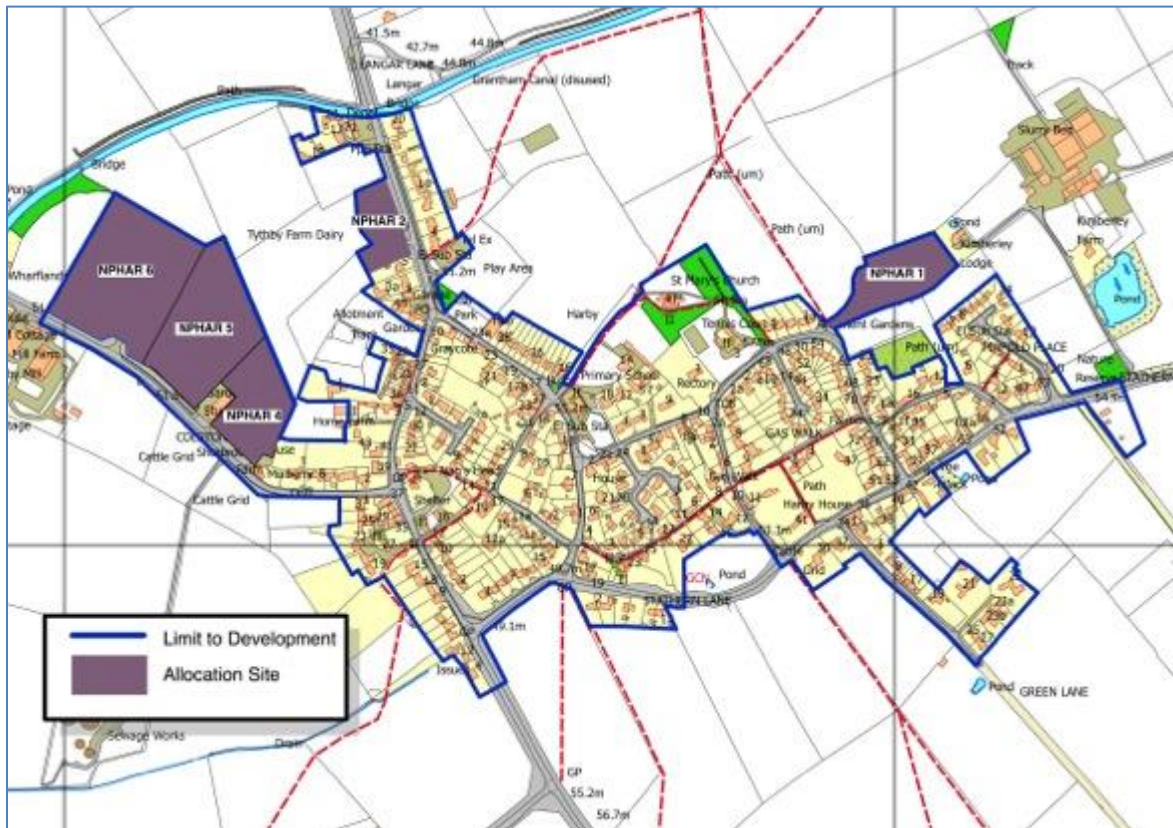
- developments of new or existing business premises are adjacent to the Limits to Development where access is directly available to current roads and not over land of existing or planned private dwellings.

Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.

## Harby

The four Development Sites in Policy H2 allow for an additional 128 new dwellings and have approved planning applications. Linking the new developments NPHAR4, NPHAR5 and NPHAR6 between themselves and to the village effectively are important as described in the site Design Codes.

Housing Fig. 1 – Harby Development Sites and Limits to Development

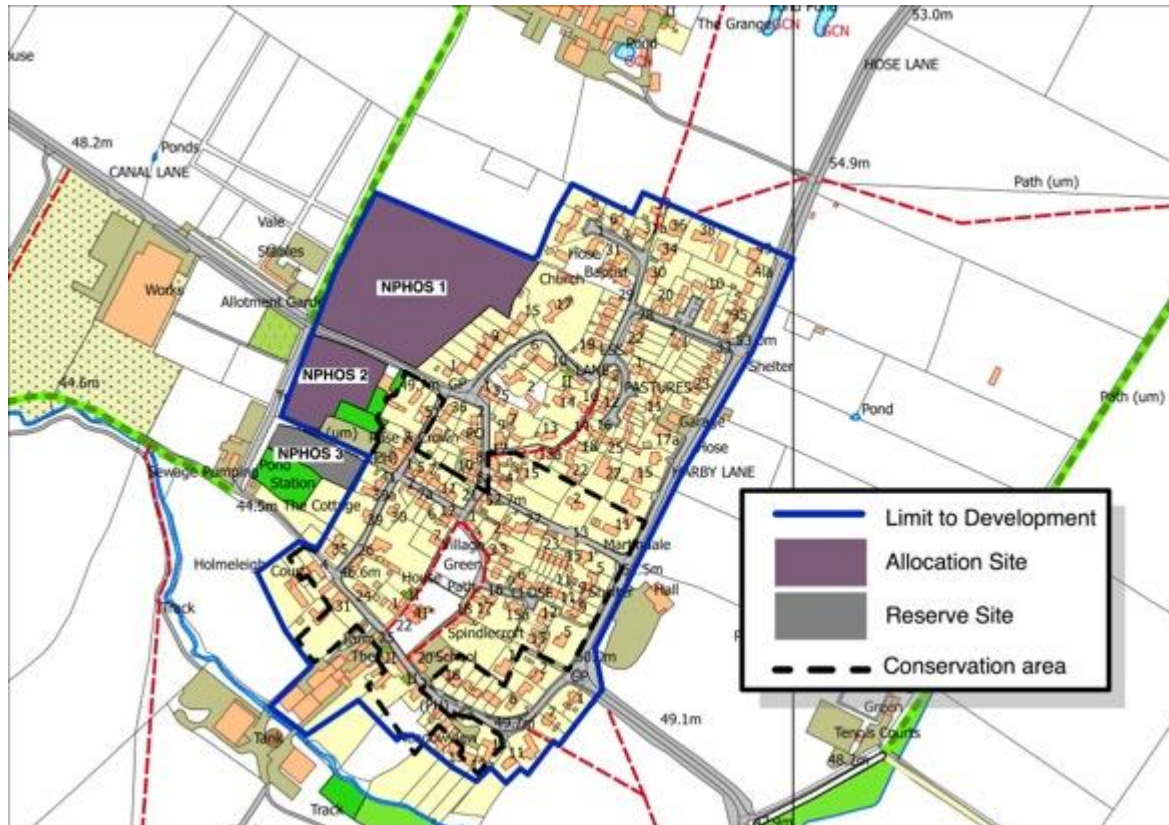




## Hose

The three Development Sites (note that NPHOS1 and NPHOS1+ are shown as a single combined site in Housing Fig.2 below), which are all in the centre of the village, in Policy H2 allow for an additional 56 new dwellings. The Reserve Site NPHOS3 provides an additional 9 dwellings, if Development Sites fail to deliver as expected. These developments are all situated in the centre of Hose and protection of existing trees and hedgerows, traffic management and pedestrian routes are important considerations.

Housing Fig. 2 – Hose Development Sites and Limits to Development

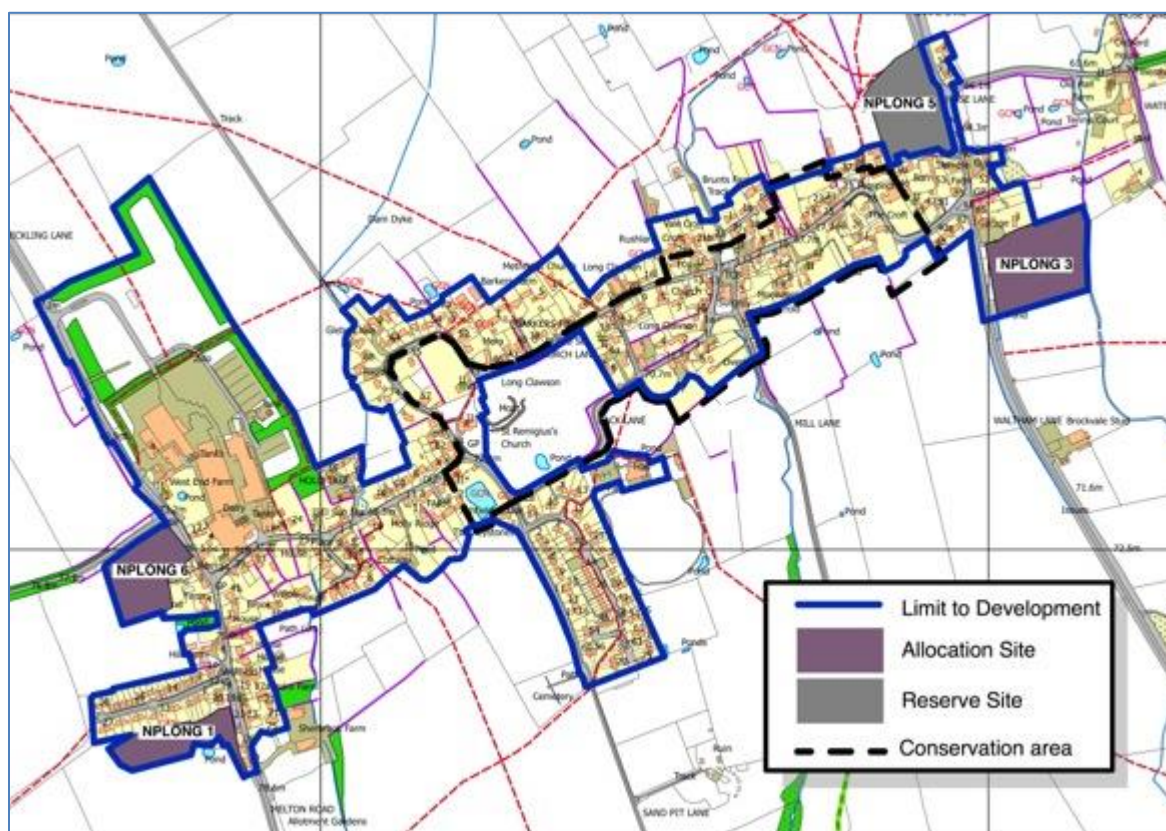




## Long Clawson

The three Development Sites in Policy H2 allow for an additional 87 new dwellings and a Reserve Site could provide a further 40. Long Clawson is a long, linear and noticeably rural village enjoying many views of the surrounding high quality landscape. At its core is an historic Conservation Area. Surface Water drainage problems are a particular concern in the central parts of the village. These aspects of local geography and character have informed a different choice of preferred sites from the emerging Draft Local Plan. The proposed revised distribution features sites at both ends of the village where they more appropriately reflect the village environment and help preserve the character and appearance of the Conservation Area.

Housing Fig. 3 – Long Clawson Development Sites and Limits to Development



Note: larger scale Limits to Development maps are available as Supporting Evidence to this Plan.

## Windfall Sites

Windfall sites are small infill or redevelopment sites that come forward unexpectedly and which have not been specifically identified for new housing in a planning document. These sites can comprise redundant or vacant buildings including barns, or a gap between existing properties in a built-up area.

Such sites have made a regular contribution towards the housing supply in the Parish over the 25 years. The supply of such sites has slowed in recent years, but there remain opportunities for windfall development and it is considered that they will continue to make a contribution to housing provision in the Parish over the lifetime of the Plan.

Windfall levels to support the Melton LP target of 322 are expected to be around Harby 19, Hose 13 and Long Clawson 23 using the proportional population masses of these villages.

**NP POLICY H4: WINDFALL SITES - Residential development proposals on infill and redevelopment sites will be supported subject to proposals being well designed and meeting relevant requirements set out in other policies in this Plan and other development plan policies, and where such development:**

- a) comprises a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Harby, Hose and Long Clawson where the site is closely surrounded by buildings;**
- b) is within or adjacent to the Limits to Development and meet the criteria in Policy H3;**
- c) does not adversely impact on the character of the area, or the amenity of neighbours;**
- d) the layout and yield of the site respects the character of the immediate locality in terms of building orientation, massing and materials.**

## **Housing Mix**

Providing a wide choice of high quality homes is essential to supporting sustainable, mixed and inclusive communities. This will help underpin a well-balanced mix, vital to the on-going viability of local services and the prosperity of the community, particularly in light of the increasingly ageing population. The 2011 Census, the Leicestershire Housing Needs Assessment and the Leicestershire and Leicester HEDNA indicate a higher than average number of owner-occupied detached dwellings with 4 or more bedrooms with only 1-2 residents and a limited number of new build 2-3 bedroom homes over recent years. Housing developments should therefore provide a broader mixture of housing to meet general need within the local community.

Local responses from public consultation exercises (including village questionnaires and Open Events) together with up-to-date evidence of local housing needs show that there is a Parish-wide need for additional small homes (1, 2 and 3 bedrooms) for young people (singles, couples and families) and for elderly people wishing to downsize but remain in the local community. The plan aims to help the growing number of elderly people in the community by promoting additional

bungalows of differing tenures and by adaptations to existing homes where possible. This increases the demand for bungalows or shared garden and services low rise flats suitable for people with restricted mobility or support care needs. There are also expressed needs for additional rented accommodation and Starter Homes to buy. While these are common themes across all three villages, there are slight differences of detail for each village as described in the Supporting Evidence Housing Needs 2016 to this Plan.

### **Summary of Future Housing Need**

Analysis shows that between 1991 and 2016 the number of occupied households in the Parish increased by 31%, 266 homes, of which 59% were in Long Clawson. Census evidence shows that, in line with national trends, the local population is likely to get older as average life expectancy continues to rise.

Home ownership is high and there is a high share of detached housing, with some under occupied dwellings, particularly those with 4 or more bedrooms. The level of under occupancy suggests a need for smaller homes of one to three bedrooms suitable for residents wishing to downsize, as well as providing homes for small families and those entering the housing market. Providing suitable accommodation for older residents will enable them to remain in the local community and release under-occupied larger properties onto the market suitable for growing families.

The Neighbourhood Plan proposes the following policy to help meet the identified needs:

**NP POLICY H5: HOUSING MIX - New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in the villages of Harby, Hose and Long Clawson. Priority should be given to dwellings of 1, 2 and 3 bedrooms and to homes suitable for older people, including 2 and 3 bedroom bungalows and dwellings suitable for those with restricted mobility.**

**The inclusion of four-bedroom houses in housing developments will be supported where they are subservient in number to one, two or three-bedroom accommodation.**

## **Affordable Housing**

Rural Affordable Housing is intended to help communities by offering local families, couples and single people the chance to live in the place where they have strong connections. This can be:

- those currently living in the Parish;
- those previously living in the Parish;
- people permanently employed in the Parish;

- those with close connections to people still living in the Parish.

Nationally, Affordable Housing is defined as “social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market”. The Housing and Planning Act 2016 inserts a new Affordable Housing definition into the Town and Country Planning Act 1990 and includes Starter Homes (as defined by the Act). It can take several forms:

- **Social rented housing** - owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency;
- **Affordable rented housing** - let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable);
- **Intermediate housing** - homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

With average house prices high for those on average incomes, housing affordability remains a key housing issue for the Parish and there is a clear case for affordable housing provision. The emerging Local Plan contains a requirement to provide around 32% affordable units for all developments with 11 or more dwellings in the northern rural area of the Borough through provision for social rented, affordable rented and intermediate housing. Consultation has demonstrated support for affordable units to be provided for those individuals in housing need who have a local connection so that local need is prioritised. Similarly, the provision of Starter Homes or Shared Ownership Homes will be supported to increase levels of home ownership locally.

The Parish Council considers that, where possible, affordable housing within the Neighbourhood Plan area shall be allocated to eligible households with a connection to Harby, Hose and Long Clawson defined as being where at least one member of the household:

- a) was born in Harby, Hose and Long Clawson; or
- b) presently resides in the Parish and has, immediately prior to occupation, been lawfully and ordinarily resident within the Parish for a continuous period of not less than twelve months; or
- c) was ordinarily resident within Clawson, Hose and Harby for a continuous period of not less than three years but has been forced to move away because of the lack of affordable housing; or

- d) is presently employed or self-employed on a full time basis in Clawson, Hose and Harby and whose main occupation has been in the Parish for a continuous period of not less than twelve months immediately prior to occupation; or
- e) has a need to move to Clawson, Hose and Harby to be close to a relative or other person in order to provide or receive significant amounts of care and support.

Only where no households can be found that meet any of the above criteria shall affordable housing within the Neighbourhood Plan area be allocated to otherwise eligible households from elsewhere across Melton Borough.

**NP POLICY H6: AFFORDABLE HOUSING PROVISION - On sites of 11 or more dwellings, developers will be required to supply a percentage of affordable homes (including Starter and Shared Ownership Homes) in line with Local Plan requirements, or make an equivalent financial contribution *in lieu*, having particular regard to the local needs of the village in which the site is located, market conditions, economic viability and infrastructure requirements.**

**In appropriate circumstances developers will be required to make an equivalent financial contribution towards other affordable housing schemes in the Plan area having particular regard to the local needs of the village concerned, market conditions, economic viability and infrastructure requirements.**

## Housing Design

People living in our Parish appreciate the special qualities that the three villages possess. They are characterised by Natural England as being 'typical midland villages with homes built of red brick and with pantile roofs' and have developed over centuries since medieval times. Parts of the villages include ironstone and rendered walls and slate and plain tiled roofs. The Parish is a great place in which to live and in accommodating housing growth it will be vital that the qualities that make the Parish so attractive are protected. Residents accept that more people will want to come and live here and appreciate that this is important to any thriving and evolving community.

This plan is not anti-development and the community understands the need to accommodate housing growth, but there is concern that, if not carefully managed in terms of its scale and design, new developments could erode the qualities that make the villages special. This next period of growth for the Parish must create developments of quality which contribute to the character of the villages, provide local benefit and enable the social community to be maintained and flourish.

This is not simply meeting housing supply 'numbers' by the addition of characterless estates on the fringes of the villages more typical of suburban developments. The aim is to provide a choice of new homes to meet the needs of all sections of the community in a manner that respects the character and design of the villages and the wider Parish. Good quality, sensitive design is at the heart of sustainable development.

Building for Life is the industry standard quality assessment for well-designed homes and neighbourhoods endorsed by Government (Building for Life Partnership, 2012). It provides a twelve point criteria to measure the quality of new development. Schemes are scored on a traffic light system of Red (unacceptable and not of planning approval quality), Amber (partial success with room for improvement or mitigating circumstances) and Green (excellent/exemplary). All new schemes will be assessed against this standard and the following design policy.

**NP POLICY H7: HOUSING DESIGN - Proposals for new or replacement dwellings and extensions to existing dwellings will be supported where they comply with the following criteria as appropriate and relevant to the development concerned:**

- a) the design should enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the two Conservation Areas (Hose and Long Clawson);**
- b) proposals should show how the general character, scale, mass, density and layout of the site, or the building/s/extension fits in with the character of the surrounding area while also including a variation of types, materials and styles to reflect rural village visual diversity;**
- c) houses of two or more bedrooms should have a garden or other outside amenity space appropriate to their size;**
- d) the development should not disrupt the visual amenities of the street scene nor harm any significant wider landscape views or environmental asset, including significant natural habitats;**
- e) the quality of design of new buildings and their layout should positively add to the historical character of the villages, listed and historic buildings and their settings should be conserved or enhanced. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the historic context;**



- f) **new buildings should be designed to respect and respond positively to the visual character and the architectural massing of the neighbouring area. Materials should be chosen to blend with the design of the area and add to the quality or character of the surrounding environment and of the Conservation Areas and the setting of Listed Buildings;**
- g) **adequate off-road parking should be provided in accordance with Policy T4;**
- h) **redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form;**
- i) **proposals should ensure that they do not have unacceptable impacts on general amenity, privacy, noise and ambient light levels in the immediate locality and should make appropriate provision for the storage of waste and recyclable materials and their containers;**
- j) **development should be enhanced by fostering biodiversity and relate well to the topography of the area, with existing trees of a good arboricultural value and hedges preserved whenever possible. Where this is demonstrably not practicable, they should be replaced with new plantings on a two-for-one basis, using native species, either on site or elsewhere in the near vicinity;**
- k) **within new residential layouts provision should be made for wildlife, including roof design and construction meeting RSPB guidelines for internal bird nest boxes, and use of hedges (or fences with ground-level gaps) to maintain connectivity of habitat for hedgehogs;**
- l) **where possible, enclosure of plots should be of native hedging, wooden fencing, or stone and/or brick walls of rural design. Any enclosures that are necessarily removed through the development process should be reinstated in keeping with the original;**
- m) **development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, as appropriate. Energy and communication network cabling connections should be sited below ground ;**
- n) **having regard to climate change, development should incorporate sustainable drainage systems with viable long term maintenance regimes to minimise vulnerability to flooding from streams, dykes and surface water run-off. All developments must consider impacts both within the site and in the surrounding area of the development within the development period.**



## Street Lighting

In the tranquil rural setting of the three villages, the night sky is a well-loved feature. While recognising the need for some functional visibility at night for pedestrian and traffic safety, the following policy seeks to minimise non-essential artificial light.

Policy H8 sets out the Plan's approach to this important matter. Its starting point is that new housing development should not include street lighting. However, where lighting is required on safety grounds the policy identifies criteria that the relevant proposals would need to meet.

**HOUSING POLICY H8: STREET LIGHTING AND LIGHT POLLUTION -** Proposals for new housing development will be supported where they avoid the use of artificial street lighting. Where the use of street lighting is necessary on safety grounds new housing developments will be supported subject to the following criteria in relation to street lighting:

- a) street and curtilage lighting should use low consumption technology and be installed at low level, shaded and maximally controlled including by the use of movement sensors;
- b) lighting installations should be sympathetic in design and luminosity to the surrounding area and generate the minimum level of lighting to address the safety issues identified;
- c) maximum light spillage onto bat foraging corridors should be 1 lux;
- d) new development should incorporate external street and common area lighting limited to that necessary to provide essential visibility for pedestrians, and equipment should be designed and rated to avoid light pollution in the remote rural locations of the three villages;
- e) light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient; new street lighting should be modest in scale and appropriate to the rural setting.

# ENVIRONMENT

## Introduction

The Plan Area coincides with the 1894 Civil Parish of Clawson, Hose and Harby. It consists of three ancient (ecclesiastical) Parishes in the Vale of Belvoir, each centred on a village with its Parish church. Each of these Parishes extends south-eastwards up to the crest of the Belvoir escarpment, which rises some 100 metres steeply above them.

**Environmental designations** The Plan Area is part of the *Leicestershire and Nottinghamshire Wolds National Character Area* (NCA 74, designated by Natural England) and includes parts of the *Vale of Belvoir* and *Belvoir Escarpment Landscape Character Units* recognised by Melton Borough Council. There are over 100 sites of local and national historical significance (Scheduled Monuments, Listed Buildings, Leicestershire & Rutland Historic Environment Records), and, for biodiversity, three Sites of Special Scientific Interest (SSSI; Natural England) and 13 designated Local Wildlife Sites (LWS) together with a number of potential and candidate LWSs as recorded by Phase 1 Habitat Surveys (2005-14).

**Geological setting** the landscapes of the Parish are largely a result of its geological history and structure. The Plan Area is underlain by a sequence of Jurassic rocks (about 200 million years old) which, because of their south-eastwards tilt, outcrop as a series of ridges and troughs, giving the country a clear 'grain' running northeast to southwest. The escarpment is formed by a thick layer of resistant ironstone, while the Vale is floored with softer clays and thin layers of limestone and sandstone.

During the Quaternary period (less than 1 million years ago) the whole area was covered by ice sheets. The Vale was occupied by a large mass of 'stagnant' ice. While surrounding areas were being smothered with glacial deposits, the Vale was protected and is now the only substantial part of Leicestershire where Jurassic 'bedrock' can be seen at the surface. After the Vale's glacier finally melted, long sections of the escarpment (which had been supported by the ice) collapsed, to create large landslips that still affect the landscape and local drainage.

**Historical environment** Although, as shown by archaeological finds, cropmarks and earthworks, people were living here in prehistoric (late Palaeolithic to Bronze Age) and Romano-British times, the present settlements were established in the 'dark ages', probably between 600 and 800 AD by settlers of Saxon and Norse origins. The three place-names are believed (*University of Nottingham, key to English place-names*) to mean and suggest their founders' origins, respectively, as:

(Harby) *Hjörd-by* (Old Norse 'herdsman's settlement')

(Hose) *Höh* (Old English 'heel', 'elevated ground' with OE plural 's', i.e. 'hills', 'ridge')

(Long Clawson) *Klakkr's-ton* (Old Norse personal name with Old English 'ton' 'settlement' + modern 'long')

The original settlements were located on low ridges of dry ground, as described above – sandstone (Long Clawson) and limestone (Hose and Harby) – surrounded, at the time of their establishment, by wetter claylands of the Vale. The modern villages are the result of some 1200 years of gradual expansion along the northeast-southwest alignment of the ridges. The villages are still quite clearly clusters of individual farmsteads and cottages around which the streets make a series of right-angle turns. Long Clawson is also known to be the result of the coalescence of two early medieval manors, Claxton and Clawson. All three villages are surrounded by areas of earthworks preserving the lanes and house footings of their fullest, medieval (early 14<sup>th</sup> century) extent; like most villages in England, Clawson, Hose and Harby shrank as their populations declined during a time of climate deterioration and bubonic plague epidemics.

Despite such declines and later additions, the three villages retain their medieval layouts, with a few 19<sup>th</sup> and 20<sup>th</sup> century insertions. The rural landscapes of the historic Parishes preserve traces of their land use history – medieval open fields with ridge and furrow, 18<sup>th</sup> century hedgerows from when the open fields were enclosed, 20<sup>th</sup> century arable fields and woodland on the steep escarpment where, presumably, there have always been woods. These features are real examples of living history, characteristic of and individual to each historic Parish; residents wish to preserve as much as possible of this locally important heritage.

**Natural environment** The long, quite intensive agricultural land use history of the Plan Area means that its biodiversity is comparatively low. The identified, surviving, wildlife sites are therefore of high natural environmental importance to the Parish. Because of the claylands and numerous associated ponds, the Plan Area is also known to be the principal stronghold in Leicestershire for Great Crested Newts. With the support of residents, a key objective of this Plan is to recognise the value of wildlife sites in Clawson, Hose & Harby to its sustainable development. Protection and enhancement of significant sites, habitats and species, together with habitat creation, are included in the following policies for the benefit of both people and wildlife. New development will be expected to comply with environmentally beneficial conditions as defined in the policies, while local people are encouraged to engage in community action for preserving, creating and managing sites of environmental value.

## Environmental Inventory

An environmental assessment of all undeveloped land in Clawson, Hose & Harby was carried out during September-November 2016. The work comprised two elements:

- Review of all existing designations and available information and
- Fieldwork to identify sites and features of natural and historical environment significance in the context of the Plan Area.

The review compiled information from many sources, including:

- DEFRA
- Natural England
- Historic England
- Leicestershire & Rutland Historic Environment Records
- Melton biodiversity and Geodiversity Study, 2016
- Leicestershire & Rutland Environmental Record Centre records (biodiversity and geology)
- Environment Agency
- Melton Strategic Floodrisk Assessment 2015, plus Addendum 2016
- NatureSpot [www.naturespot.org.uk](http://www.naturespot.org.uk)
- British Geological Survey
- Leicestershire County Council Phase 1 Habitat Surveys
- Melton Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study.
- Old maps (Ordnance Survey, manuscript)
- Google Earth
- British History Online
- Local history and archaeology publications
- Local knowledge

The fieldwork to gather the necessary supporting evidence was conducted between September and November 2016. All accessible open land in the Plan Area was visited and its significant species, habitats, landscape characteristics, earthworks and other extant features were recorded on a site-by-site basis.

This data, along with all relevant site-specific data from the existing information review, were mapped and tabulated, and each site was scored and evaluated using the nine criteria for Local Green Space selection in the *National Planning Policy Framework* 2012:

Environment Table 1 - INVENTORY SCORING SYSTEM

| Criterion (NPPF 2012)          | Score range |     |   | Notes   |
|--------------------------------|-------------|-----|---|---|
| ACCESSIBILITY                  | 0           | 1-3 | 4 | e.g. private, no access (0) – could be made accessible – accessed via PRoW – fully open to the public (4)   |
| PROXIMITY / LOCAL              | 0           | 1-3 | 4 | Distant (0) --- fairly near to --- adjoins (3) or is within (4) settlement  |
| BOUNDED                        | 0           | 1-3 | 4 | Individual parcel of land (not an undefined or large area)  |
| SPECIAL TO COMMUNITY           | 0           | 1-3 | 4 | Opinion of local people via questionnaire or at consultation events   |
| RECREATIONAL / EDUCATIONAL USE | 0           | 1-3 | 4 | Actual or potential, informal sports, dog-walking, Forest School use, informal or official open space, etc.   |
| BEAUTY (including views)       | 0           | 1   | 2 | Subjective, relative (give justification); use consultation map results   |
| TRANQUILITY                    | 0           | 1   | 2 | Subjective, relative (give justification)   |
| HISTORICAL SIGNIFICANCE        | 0           | 1-3 | 4 | Extant, visible evidence. Number of periods/features/records etc. / Relevant existing designations (Historic Environment Records)   |
| WILDLIFE SIGNIFICANCE, GEOLOGY | 0           | 1-3 | 4 | Richness of species and habitats (Priority (BAP) spp. / Priority habitats) / relevant existing designations (Habitat Survey, Local Wildlife Sites / site of geological/industrial history significance) |
| [Maximum possible score]       | <b>32</b>   |     |   |   |

## Local Green Space

Of the approximately 720 inventoried parcels of undeveloped or open land in the Parish, some 260 were identified as having notable environmental (natural, historical and/or cultural) features. These sites were scored, using the nine criteria for Local Green Space designation outlined in the *National Planning Policy Framework 2012* (see above for the criteria and scoring system adopted for this Plan).

Ten sites scoring 75% (24/32) or more were proposed as Local Green Spaces. Following Examination eight were approved as local Green Spaces. Their statutory protection will ensure that these most important places in the Plan Area's natural and human environment are protected.

This policy supports Melton Borough Council draft Local Plan Policy EN5 and complies with NPPF paragraphs 76-78 on Local Green Space Designation.

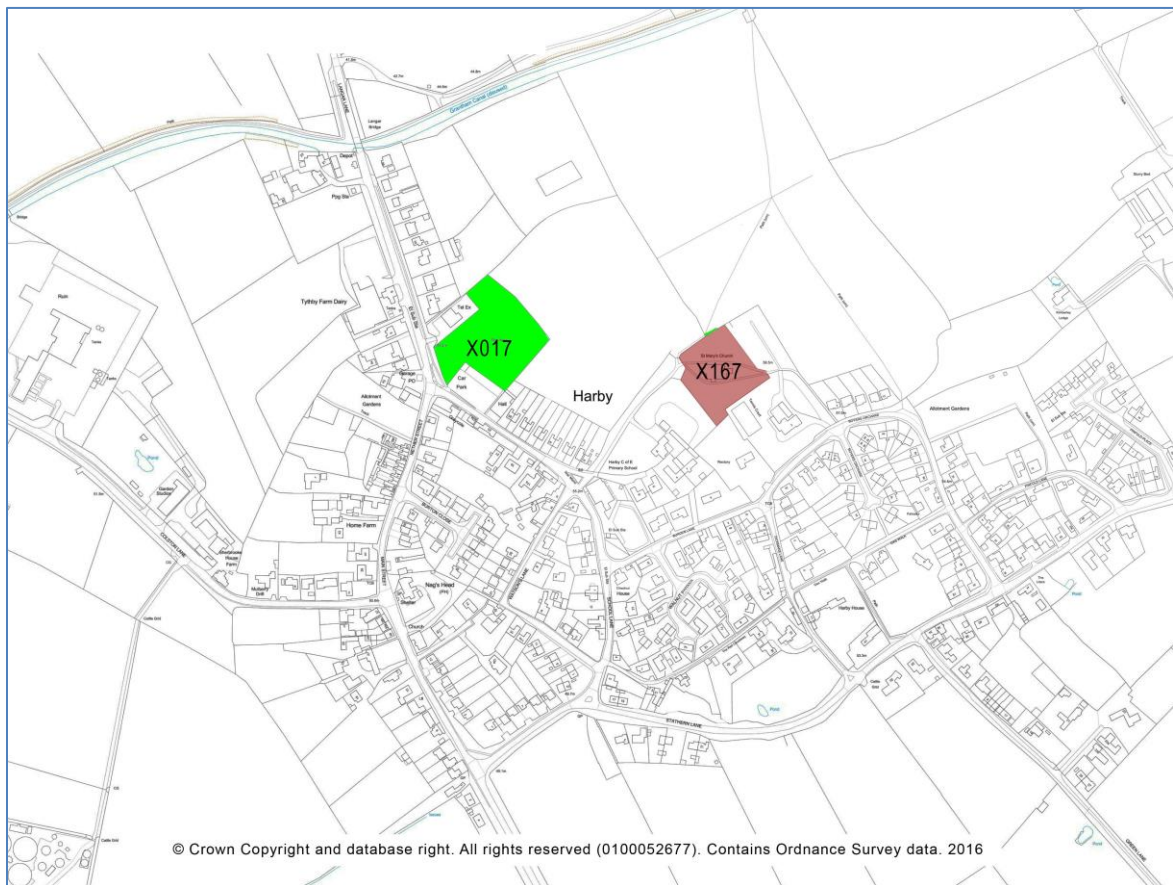
**POLICY ENV1: LOCAL GREEN SPACE - The following parcels of land as shown in Figures 1,2 and 3 are designated as Local Green Spaces:**

- **The Leys, Harby (X017)**
- **The Grange front field, Hose (Z065)**
- **Village Hall grounds, Hose (Z100)**
- **The Pingle, Long Clawson (E25)**
- **The Mungee, Long Clawson (T127)**
- **Castle Field, Long Clawson (T129)**
- **Mill Approach, Long Clawson (MEL19)**
- **Glebe Field, Long Clawson (MH02)**

**New development will not be supported on land designated as Local Green Space except in very special circumstances.**

**Environment Fig. 1 - LOCAL GREEN SPACES, HARBY**

(Green = Local Green Space; Pink = site with existing statutory protection)





**Environment Fig. 2 - LOCAL GREEN SPACES, HOSE**

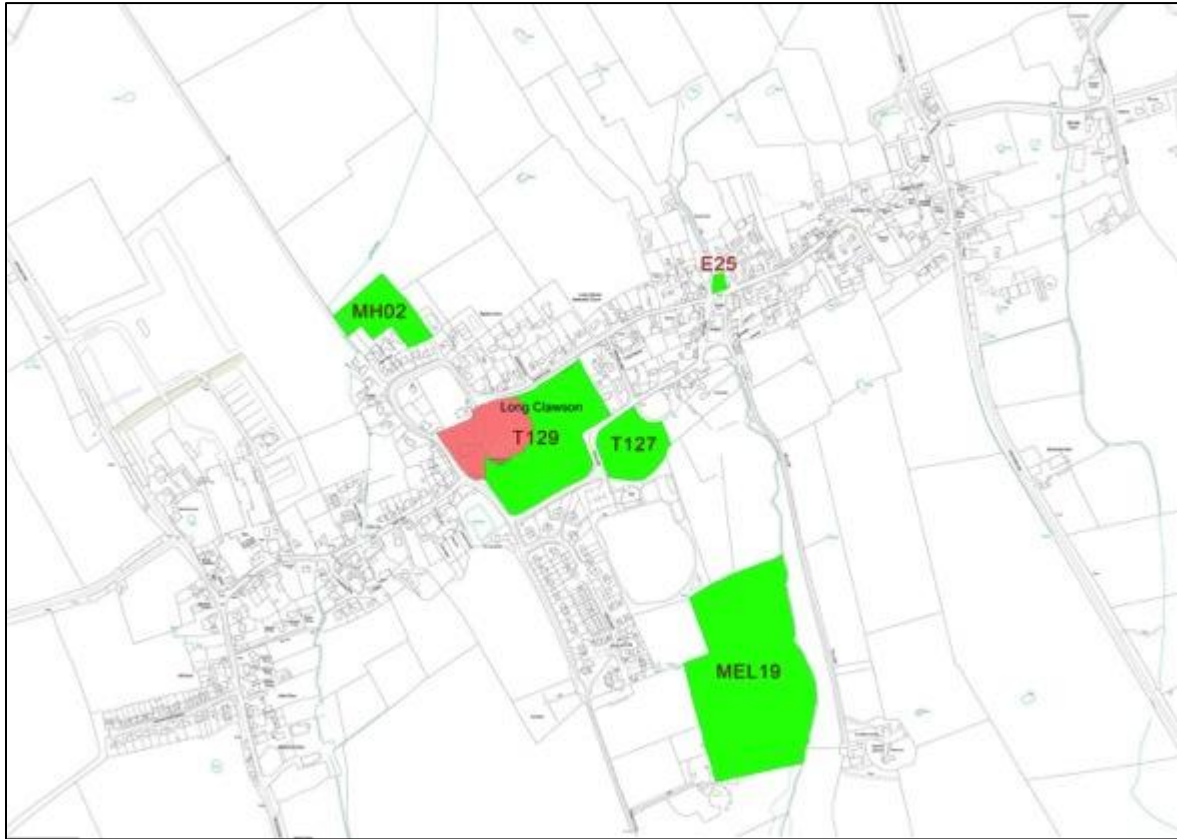
(Green = Local Green Space; Pink = site with existing statutory protection)





**Environment Fig. 3 - LOCAL GREEN SPACES, LONG CLAWSON**

(Green = Local Green Space; Pink = site with existing statutory protection)



## Recognition and protection of other sites of natural and historical environment significance

A second group of inventory sites scored well for 'wildlife' and/or 'history' but because their community value and accessibility scores are not high enough, they are not eligible for Local Green Space designation.

The sites scoring well for wildlife include a) designated Sites of Special Scientific Interest (SSSI's), b) those where *priority habitats*<sup>2</sup> occur, c) confirmed, candidate and potential Local Wildlife Sites (LWS) and d) sites identified as being of high biodiversity significance in the context of the Plan Area. The sites scoring well for history include all parcels of land of known local historical significance (Historic England; Leicestershire & Rutland Historic Environment Records; local knowledge) that have extant, visible expression in the landscape.

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<sup>2</sup> *priority habitat* as listed in the Leicestershire & Rutland Biodiversity Action Plan, or as *Habitat of Principal Importance for the conservation of biodiversity* under the Natural Environment and Communities Act 2006

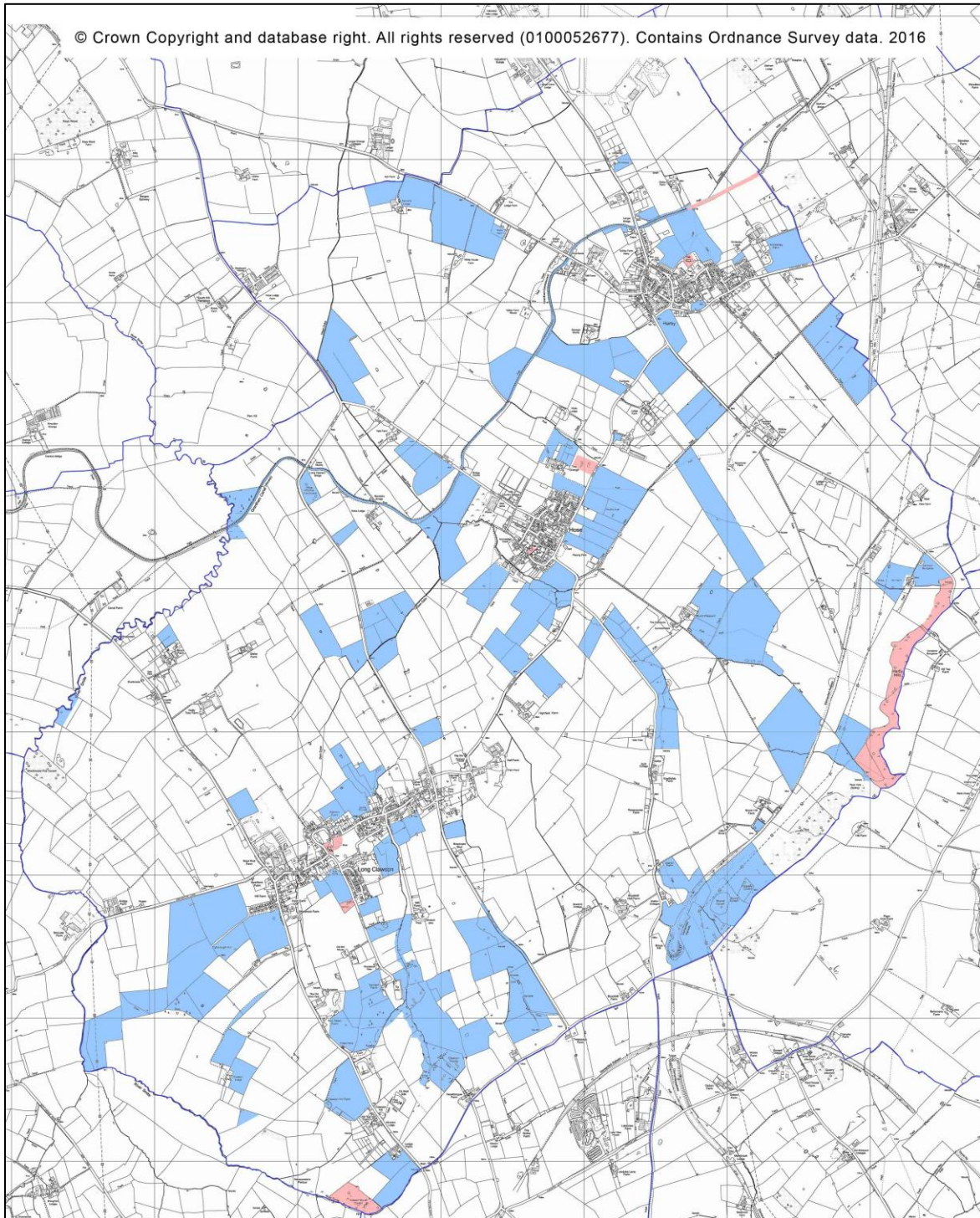
Together, these sites are essential for biodiversity conservation in the Parish and for the preservation of Clawson, Hose & Harby's historical and cultural heritage.

Other environmental topics – ridge and furrow, deciduous woodland and grassland habitats, trees and hedges, Great Crested Newts, biodiversity in general and wildlife corridors – are identified and dealt with in subject-specific policies elsewhere in the Plan, although it should be noted that occurrence of such biodiversity and historical features on the sites protected here by Policy ENV 2 has been taken into account when evaluating and selecting them for inclusion. The results for land identified is available in Appendix 3- CHH NP Inventory for Sites.

**POLICY ENV 2: OTHER SITES OF ENVIRONMENTAL (NATURAL AND HISTORICAL) SIGNIFICANCE - Proposals for development on Important Open Areas (as shown in the Env Fig. 5-7 and in Appendix 3) and on Sites of Natural and Historic Environmental Significance (as shown on map Appendix 4/Env. Fig.4 and in Appendix 3) should take account of their importance as identified in the entry in Appendix 3.**<sup>[1]</sup><sub>[SEP]</sub>

**Proposals that would protect or enhance their identified significance will be supported.**

**Environment Fig. 4 - OTHER SITES OF NATURAL AND HISTORICAL ENVIRONMENT SIGNIFICANCE**  
Sites shaded pink also have existing statutory protection (SSSI, Listed Building, Scheduled Monument, etc.)  
A high resolution version of this map is available as Appendix 4



## Important open spaces, open areas, greens, roadside verges

A third group of sites comprise those that are either already protected by merit of their function (for example formal recreation grounds or cemeteries), or that provide an essential visual amenity and spatial function in the context of the built environment (such as grassed incidental spaces and verges). Some of these had already been identified in the Melton Borough Council (MBC) consultation document *Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015* carried out in preparation for the pre-submission Melton Local Plan. Others are existing Open Space, Sport & Recreation (OSSR) sites as mapped on the MBC website at <http://www.planvu.co.uk/mbc/mbc.php> or have been identified in Parish records.

Also included in this group are sites that are within or adjacent to the settlements and which are of significant value to their communities. Evidence for this value has been based on community consultation and fieldwork. Sites were required to score well in the inventory (20/32 or 62.5%), but not sufficiently so to be designated as a Local Green Space (24+/32 or 75%). Sites were also required to score an equivalent percentage when considering the summed community value scores alone (15/24 or 62.4% of the initial seven categories, omitting environmental and historical significance), thus ensuring a focus on amenity and recreational value for the community.

In Clawson, Hose and Harby these sites include recreation grounds, village greens, spaces with covenants protecting public access or their open aspect, green lanes, community 'nature reserves', orchards and allotments, burial grounds and spaces among and adjacent to buildings which preserve the historic village layouts and facilitate views.

In addition, a general category of wide grass verges and former drovers' roads has been included, together with the special case in Long Clawson of linear, roadside, allotment gardens, still in active use, dating from the 1940s. These sites are not listed or fully mapped, but their social, historical and aesthetic value to the village communities requires highlighting.

Each village has a slightly different, characteristic pattern and mix of important open spaces of these types, as shown by the list below. Their social, landscape and biodiversity value, as open space *within and close to the built-up areas* and/or as community amenities and resources, is recognised in this Community Action. The details for land identified is available in Appendix 3- CHH NP Inventory for Sites.

**COMMUNITY ACTION ENV 1: IMPORTANT OPEN AREAS - The Parish Council will actively work with Melton Borough Council and other partners to secure the protection of the locations and features of the following sites, (see**



**Environment Figs.5-7 and detailed in Appendix 3) through designation or confirmation/adoption as Important Open Areas and/or as Open Space, Sport & Recreation (OSSR) sites:**

**Parks and gardens**

None

**Natural and semi-natural greenspace**

- **Community Orchard and nature reserve, Harby (X168)**
- **Grazing field with pond, Stathern Lane/Dickman's Lane, Harby (X010)**
- **Field south of junction of Stathern Lane and Dickman's Lane, Harby (9677)**
- **Towns' paddock, Harby (6035)**
- **Paddock at junction of Stathern Lane and Waltham Lane, Harby (6181)**
- **Paddock east of village, Hose (Z092)**
- **Paddock east of village, Hose (Z094)**
- **Paddock east of village, Hose (Z095)**
- **Paddock east of village, Hose (Z096)**
- **Paddock east of village, Hose (Z097)**
- **Paddock south of Manor House, Sandpit Lane, Long Clawson (MH09)**
- **Grassland with mature trees, Long Clawson (MH10)**
- **Rough grassland with fishpond, Long Clawson (E08)**
- **Old pasture with watercourse, Long Clawson (MEL15)**
- **Paddock, Long Clawson (MH01)**

**Amenity green space**

- **Avenue approach to church, Harby (X173)**
- **'The Green', Hose (Z116c)**
- **Green Lane (bridleway), Hose (Z998)**
- **Green Lane (footpath) by Rose & Crown public house (Z997)**
- **Village Green with pump VG61, Long Clawson (E27)**
- **'City' and Memorial Green, Long Clawson (T266)**
- **Green Lane, Long Clawson (T003)**

**Provision for children and young people**

- **Play Area (in Village Hall recreation ground), Long Clawson (T128)**
- **'City' and Memorial Green, Long Clawson (T266)**

**Allotments**

- **Allotment gardens, Harby (0828)**

- Allotment gardens, Harby (3424)
- Allotments gardens, community orchard and 'horse field', Hose (Z110)
- Various allotment sites around Long Clawson (not mapped)

Sports pitches and playing fields

- Village Hall recreation ground, Long Clawson (T128)

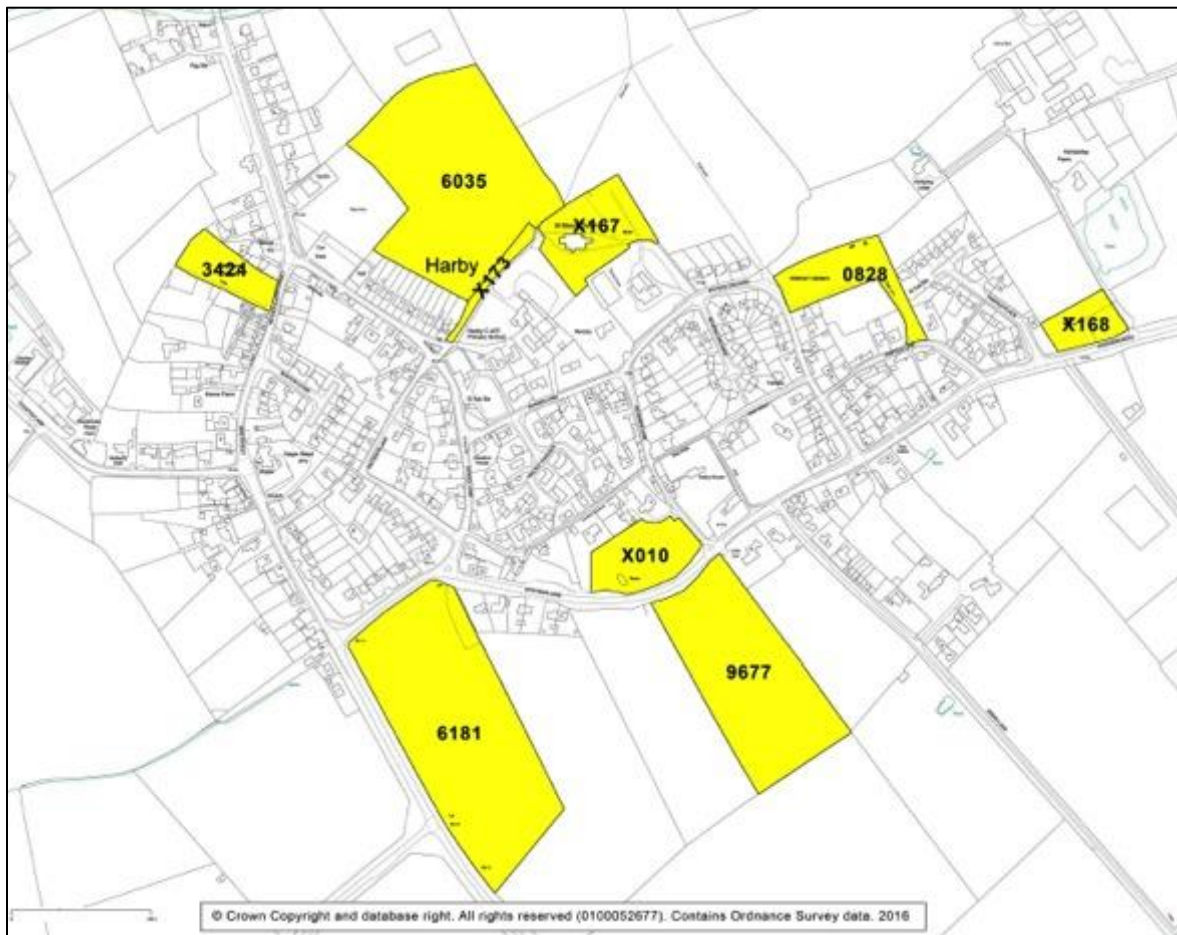
Burial grounds

- St Mary the Virgin churchyard, Harby (X167)
- Parish burial ground, Hose (Z116b)
- Baptist Chapel burial ground, Hose (Z999)
- St Remigius churchyard, Long Clawson (T265)
- Parish Council cemetery, Sandpit Lane, Long Clawson (T130)

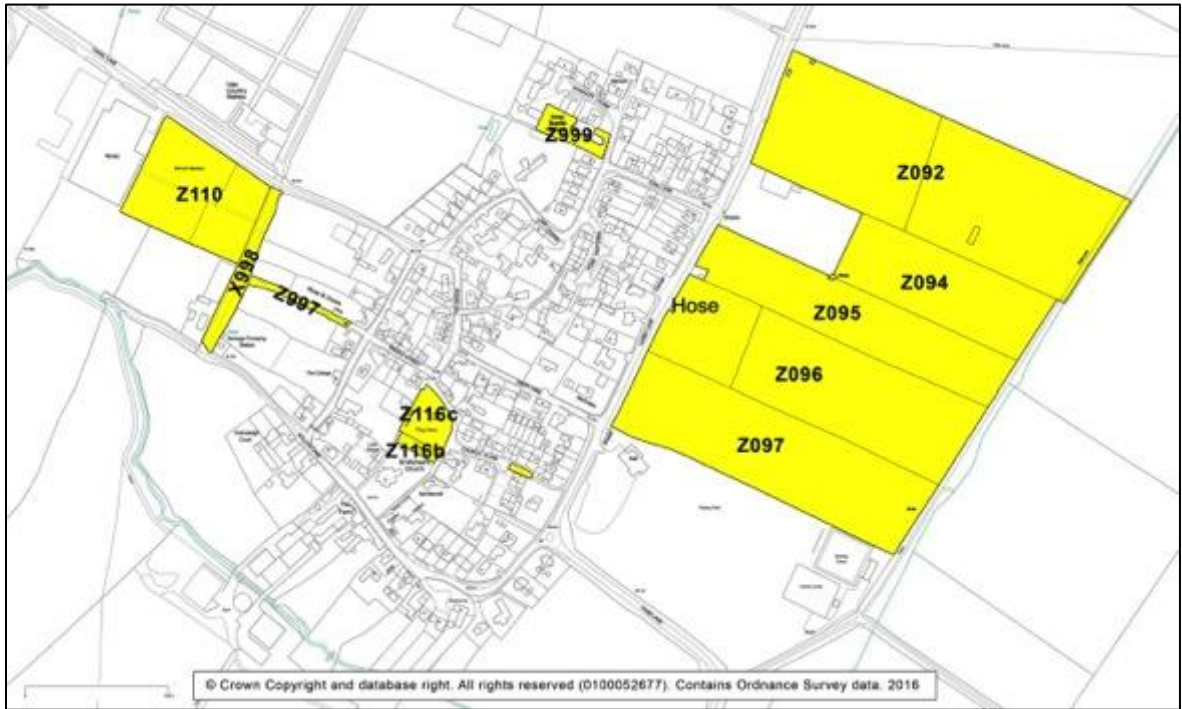
Wide roadside verges and drovers' roads

- Various sites around the Parish (not mapped)

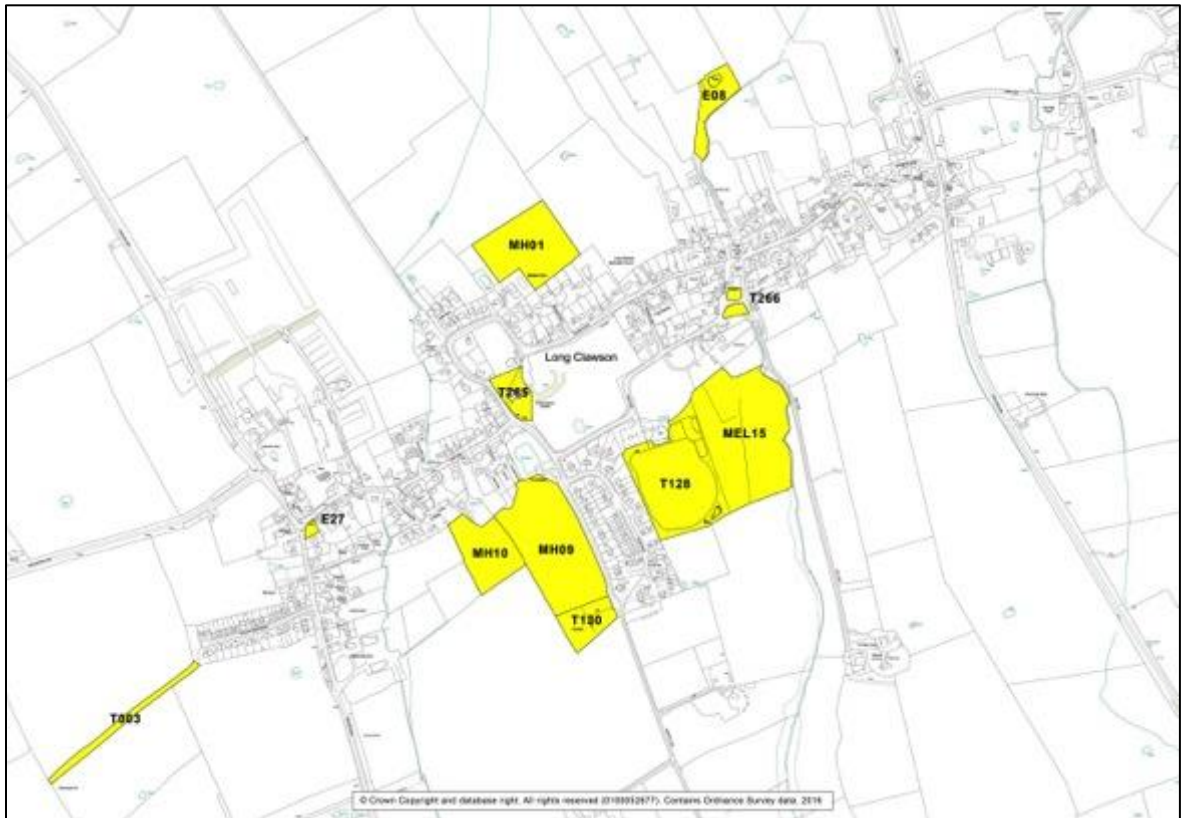
Environment Fig. 5 - IMPORTANT OPEN AREAS, HARBY



Environment Fig. 6 - IMPORTANT OPEN AREAS, HOSE



Environment Fig. 7 - IMPORTANT OPEN AREAS, LONG CLAWSON





## Biodiversity, wildlife corridors and habitat connectivity

Wildlife, both habitats and species, is of great importance for many reasons; it has intrinsic value and people take great pleasure from thriving natural surroundings. Well-functioning ecosystems are vital for a healthy environment and contribute to residents' physical and mental health and wellbeing.

Key natural habitats and species that are essential considerations for conservation of biodiversity are often termed *Species* or *Habitats of Principal Importance*<sup>3</sup> or are listed as 'Priority' in the Local Biodiversity Action Plan for Leicestershire and Rutland<sup>4</sup>. Many areas of particular significance are also designated nationally as Sites of Species Scientific Interest (SSSI) or locally as Local Wildlife Sites (LWS) or potential Local Wildlife Sites (pLWS). The protection of these sites, habitats and species is therefore also reflected in this document with policies serving to reinforce the protection afforded elsewhere through the planning system.

Wildlife corridors are green links through the landscape that provide natural and safe routes for flora and fauna to disperse and connect areas of habitat and populations. Trees, hedgerows, watercourses (such as Grantham Canal SSSI), field margins and swathes of vegetation such as species-rich or rough, unmanaged grassland and scrub can all provide important links and it is important that development not only complements wildlife corridors, but respects and expands any other habitat and natural features that serve this connective function.

Biodiversity enhancement is supported by the National Planning Policy Framework and by Policy EN2 of the (draft) Melton Local Plan. The principle of protecting wildlife corridors is supported by Policy EN3 of the (draft) Melton Local Plan.

The Policy and Community Action here provide for three proactive measures: requiring developers to take biodiversity into account in their proposals and prevent net loss; having up-to-date information about Parish wildlife; and mobilising the community to create new and manage existing, habitats to enhance biodiversity.

**POLICY ENV4: BIODIVERSITY - Development proposals should not damage or adversely affect Sites designated for their nature conservation importance (SSSI, LWS); Habitats of Principal Importance; Species of Principal Importance, or their key habitat; other legally protected species; or wildlife corridors.**

**The creation, maintenance and enhancement of local biodiversity will be supported. Proposals should not only prevent biodiversity loss, but seek to**

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<sup>3</sup> <http://www.legislation.gov.uk/ukpga/2006/16/contents>

<sup>4</sup> [http://www.lrwt.org.uk/media/uploads/miscellaneous/space\\_for\\_wildlife\\_2010-2015\\_2011\\_revision\\_.pdf](http://www.lrwt.org.uk/media/uploads/miscellaneous/space_for_wildlife_2010-2015_2011_revision_.pdf)

**provide a net gain in biodiversity, supporting and benefitting local species and habitats**

## **COMMUNITY ACTION ENV 2: BIODIVERSITY**

- a) The Parish Council in conjunction with other bodies will keep updated the list of known sites of biodiversity interest that forms part of the environmental inventory prepared for this Plan;**
- b) The Parish Council will help to maintain the community's involvement in the NatureSpot biodiversity recording service;**
- c) The Parish Council will actively seek to work with community groups, landowners, funders and other organisations to enhance the biodiversity of the Parish by creating and/or managing habitats (e.g. wildflower meadows, ponds, woodland, wetland) on suitable parcels of land;**
- d) The Parish Council will work actively with landowners where permitted development works are taking place to ensure that opportunities are taken where appropriate to protect and enhance wildlife corridors and to avoid creating barriers to the permeability of the landscape for wildlife.**

## **Ridge and furrow**

Although much of the grassland in the Parish has been converted to arable or re-sown as improved grass (for silage or intensive grazing), a characteristic feature of Clawson, Hose and Harby is the survival of a significant number of ridge and furrow fields. A survey in 2016 confirmed the extant distribution of ridge and furrow by comparison with Google Earth photography dating from 2011. The map below serves as an inventory of the current situation.

The national trend has been loss of between 85% and 100% per Parish, mostly since 1940. The Parish has also seen a marked decline in ridge and furrow fields. Of the c.600 agricultural fields in the Parish, 67 (11%) still retain traces of ridge and furrow (roughly 310 hectares of the c.3, 100 hectares of open land, 10% by area).

In English legislation (except for the few that are also Scheduled Monuments) ridge and furrow fields are not statutorily protected, despite a recognition that *“as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance”* (English Heritage, 2012). Given the importance of the earthworks in the Plan area the Parish Council considers them to be non-designated heritage assets. It is on this basis that Policy ENV5 and Community Action ENV3 have been prepared

While individual fields in the Parish are not claimed to be of international importance, the well-preserved groups are valued by the local community and any further, avoidable, loss would be irreversibly detrimental. However, involvement with local farmers and agricultural landowners on a case-by-case basis will be

necessary to achieve a sustainable balance between heritage and viable agriculture.

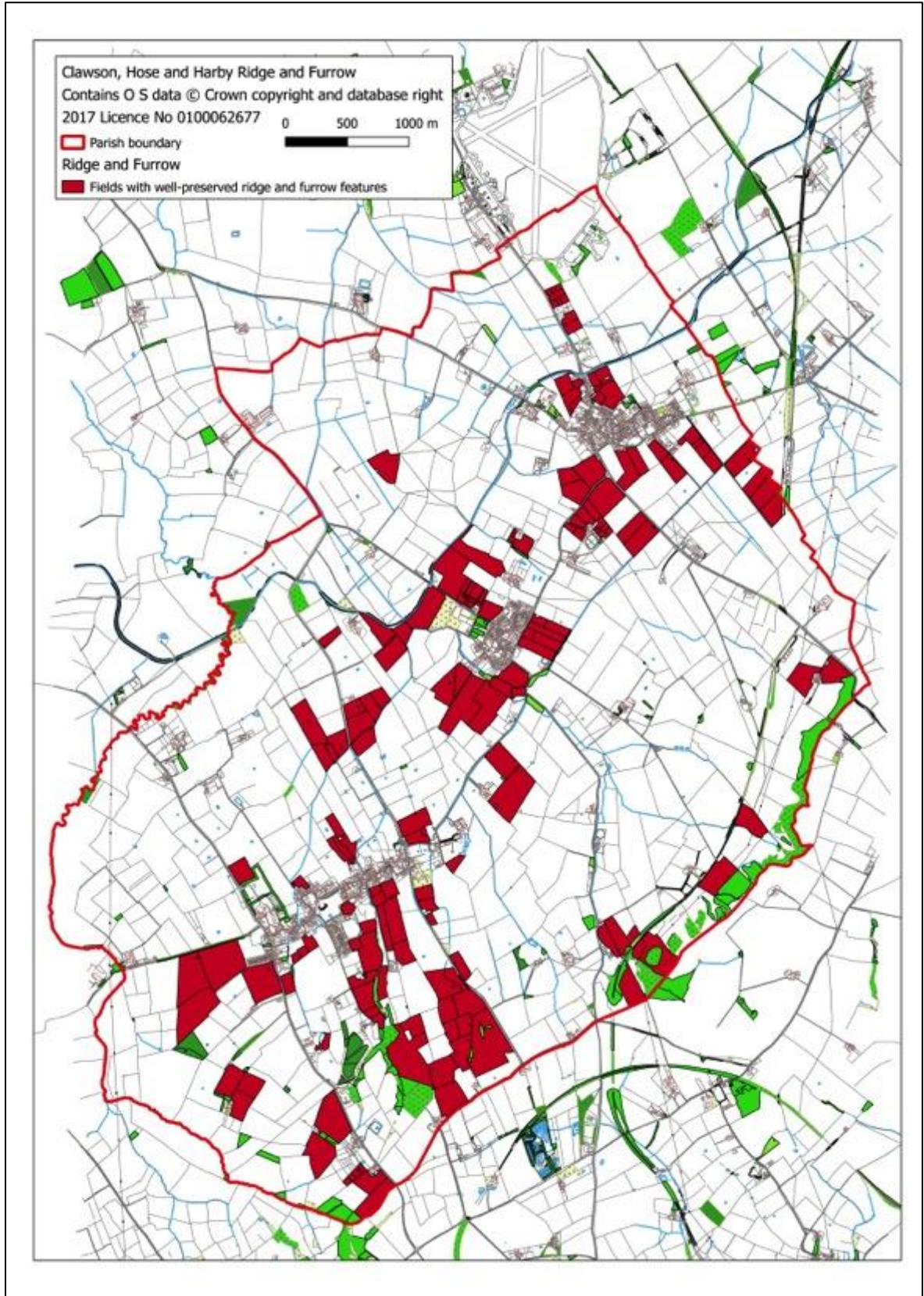
It is also noted that the existing ridge and furrow field system enhances the natural attenuation of surface water in its path down the escarpment through the villages and so should only be changed when these impacts have been evaluated and mitigated.

**POLICY ENV5: RIDGE AND FURROW - Development proposals that would detrimentally affect or remove the areas of ridge and furrow earthworks shown in Figure 8 will not be supported unless it can be demonstrated that the benefits arising from the proposed development achieves substantial public benefits that would outweigh the harm or loss of the earthwork concerned.**

**Any proposals to affect or remove identified ridge and furrow earthworks should identify the ways in which they intend to include water management systems and controls to replace those which naturally existed in the locality of the application site concerned and its network of ridge and furrow earthworks.**

**COMMUNITY ACTION ENV3: RIDGE AND FURROW - The Parish Council, the community in general and farmers / agricultural landowners will work together to reconcile the value of any change of land use not requiring planning consent against the significance of the areas of ridge and furrow mapped below (Fig. ENV 8) as non-designated heritage assets.**

Environment Fig. 8 - Ridge and furrow as Non-Designated Heritage Assets





## Woodland, trees and hedges

Leicestershire is one of the least wooded counties in England<sup>5</sup>. Consequently, the conservation of existing trees and woodland and the planting of new are important factors in protecting and enhancing the local natural environment.

In Clawson, Hose and Harby, in addition to the SSSI woodlands of Harby Hills and Holwell Mouth, there are a number of locally important deciduous woodlands. Examples can be found along the edge of the Belvoir escarpment and along the disused railway cutting at its foot. There is also streamside woodland and Clawson Thorns south of Long Clawson. Most of these areas have been mapped as Priority Habitat by Natural England, while other small woods, together with five species-rich hedgerows and 24 trees, are (or are candidates for) Local Wildlife Site status (Phase 1 Habitat Surveys, Leicestershire County Council, 2005-2015). A few further small areas were mapped as part of the inventory carried out in 2016 for this Plan. Altogether, these areas constitute less than 2% of the 3,200 hectares of the Plan Area, showing that, apart from ornamental plantings in the villages, the Plan Area has very little woodland and is an extreme example of the lack of woodland in the county.

Hedgerows provide essential habitat and connective corridors for wildlife, while characterising the rural landscape. They hold intrinsic value; the vast majority of the hedgerows in the Parish are comprised of 80% native species and are considered Habitat of Principal Importance for the Conservation of Biodiversity under the Natural Environment and Rural Communities Act (2006) and Priority Habitat under the Local Biodiversity Action Plan<sup>6</sup> (LBAP). Mature trees and broadleaved woodland are also a Priority in the LBAP. Protection of existing hedgerow resources and the creation of new ones are key factors in local nature conservation. Many hedgerows in the parish are also of historic significance, dating from before the Enclosures Acts and their loss cannot be substituted by replacement planting.

This policy protects the small and thus disproportionately valuable area of woodland surviving in Clawson, Hose and Harby; it protects all hedgerows and significant trees whenever practicable, and requires developers to plant or arrange for replacement and new trees, hedges and woodland.

**POLICY ENV6: WOODLAND, TREES AND HEDGES - Trees and hedgerows of good arboricultural, biodiversity and amenity value should be protected from loss or damage as a result of development. Wherever possible, they should be integrated into the design of development proposals and their enhancement will be supported. Proposals should be accompanied by a tree and hedgerow survey to BS5837 standard, or the standard in force at the time,**

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<sup>5</sup> [http://www.forestry.gov.uk/pdf/nigreatbritain.pdf/\\$FILE/nigreatbritain.pdf](http://www.forestry.gov.uk/pdf/nigreatbritain.pdf/$FILE/nigreatbritain.pdf)

<sup>6</sup> [http://www.lrwt.org.uk/media/uploads/miscellaneous/space\\_for\\_wildlife\\_2010-2015\\_2011\\_revision\\_.pdf](http://www.lrwt.org.uk/media/uploads/miscellaneous/space_for_wildlife_2010-2015_2011_revision_.pdf)

**that establishes the health and longevity of any affected trees. Any trees or hedgerows of historic significance must be protected.**

**COMMUNITY ACTION ENV4: FUNDING FOR CREATION OF WOODLAND, TREES AND HEDGES - The Parish Council will work with the community to identify suitable sites and schemes for woodland, hedgerow or orchard creation and management to which appropriate developer contribution funding (Community Infrastructure Levy and/or 'Section 106') could be applied.**

## Great Crested Newts

Clawson, Hose and Harby has the greatest known concentration of Great Crested Newt breeding ponds in Leicestershire (*Timms S. Great Crested Newt site alert maps. Leicestershire Recorder, 2010*). This is a very important component of Leicestershire (and regional) biodiversity and is judged to be the result of a particular combination of factors in the Parish:

- The mudstone geology and clay soils of this part of the Vale of Belvoir, a combination that produces heavy land suitable for grazing and which allows field ponds to retain water in dry years
- Success of the local cheese industry, which has meant that dairy farming has continued in the area: dairy farming maintains field ponds for watering the cattle (newt breeding habitat) and permanent grazing fields (non-breeding season habitat and connectivity)

However this local population remains at risk, mainly because:

- There are only small to medium populations in individual ponds
- Connectivity between ponds and between other (non-breeding seasons) habitats is fragmentary
- Agricultural land use change and new development is destroying ponds and breaking the connectivity essential for maintaining the population's viability

Great Crested Newts, their eggs, breeding sites and 'resting' (non-breeding and wintering) sites are protected under the *Wildlife & Countryside Act 1981* (as amended) and the *Conservation of Habitats and Species Regulations 2010*.

Protection of both aquatic (breeding) and terrestrial habitat is very important. The Parish's network of ponds in an open rural setting is essential for breeding, while habitats such as hedgerows, grasslands and field margins provide essential habitat links. If appropriately located and designed thoughtfully with biodiversity in mind, new development can provide an opportunity to ensure that ponds are protected and appropriately managed and that additional breeding ponds and connective terrestrial habitat links are created, helping to ensure that the population thrives.



Thoughtful application of best practice, wildlife legislation and Planning conditions to deliver both protection and mitigation, along with identification of vulnerable locations to prevent habitat destruction and fragmentation, and new habitat creation in appropriate places, can together maintain this important population of protected animals in Clawson, Hose and Harby.

The distribution map Environment Fig. 9 is based on currently available data and is not an exhaustive, complete survey. Planning Applications in the Plan Area will require up-to-date survey data and will be required to conform to the national legislation that protects Great Crested Newts. This policy and community action is not intended to replace or contradict that legislative protection or the powers that Natural England as a statutory body and the licensing system has to maintain the favourable conservation status of the species, but is intended to supplement this and encourage a greater level of enhancement measures to ensure that the local population thrives.

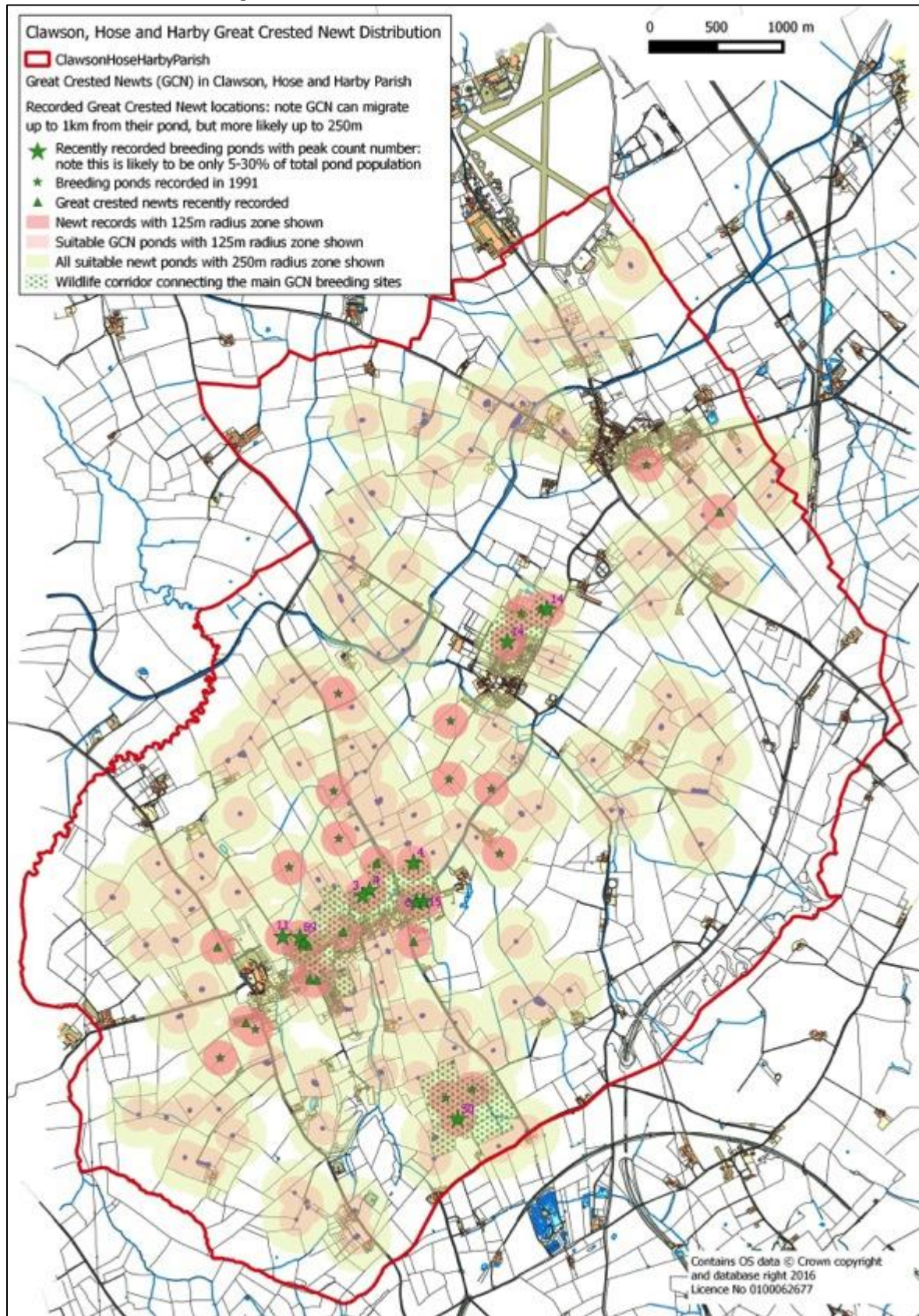
Policy ENV7 sets out the Plan's approach to this important local matter. A precautionary approach is established for proposals of ten or more houses throughout the Plan area or for any proposal on sites identified in Figure 9. It establishes the need for the preparation of a Great Crested Newt Survey for such applications. There is an expectation that such surveys are carried out by a qualified ecologist. The second part of the policy includes a requirement for additional measures to provide habitats for Great Crested Newts in new developments. This may include creation of areas of aquatic or terrestrial habitat over and above that required for mitigation, such as designing in rainwater harvesting for creation of ponds or rough grassland designed into SuDs provision or landscaping.

**POLICY ENV7: PROTECTION OF GREAT CRESTED NEWTS AND THEIR HABITATS - Proposals for the development of ten or more houses or on parcels of land shown on Figure 9 as recorded Great Crested Newt locations should be accompanied by a Great Crested Newt Survey. That Survey should identify the appropriate avoidance or mitigation measures that have been incorporated into the development proposal.**

**Where appropriate such development proposals should incorporate additional enhancement measures for Great Crested Newts that both take account of the avoidance and mitigation measures set out in the Great Crested Newt Survey and the characteristics of the site concerned and the ecological significance of the adjacent landscape.**

**COMMUNITY ACTION ENV5: GREAT CRESTED NEWTS - The Parish Council will apply the recommendations of, and guidance within, the document *Great Crested Newt Appraisal, Clawson Hose and Harby Neighbourhood Plan: Aron E and Cooper A 2016* to inform responses to all development proposals in the Parish.**

Environment Fig. 9 - DISTRIBUTION OF GREAT GRESTED NEWTS IN THE PLAN AREA



## Important views

Consultation during the Plan's preparation identified a widely-held wish to protect the rural settings of the three villages and their surroundings. One of the ways in which residents expressed this wish was by identifying a number of important views within, away from and toward the villages.

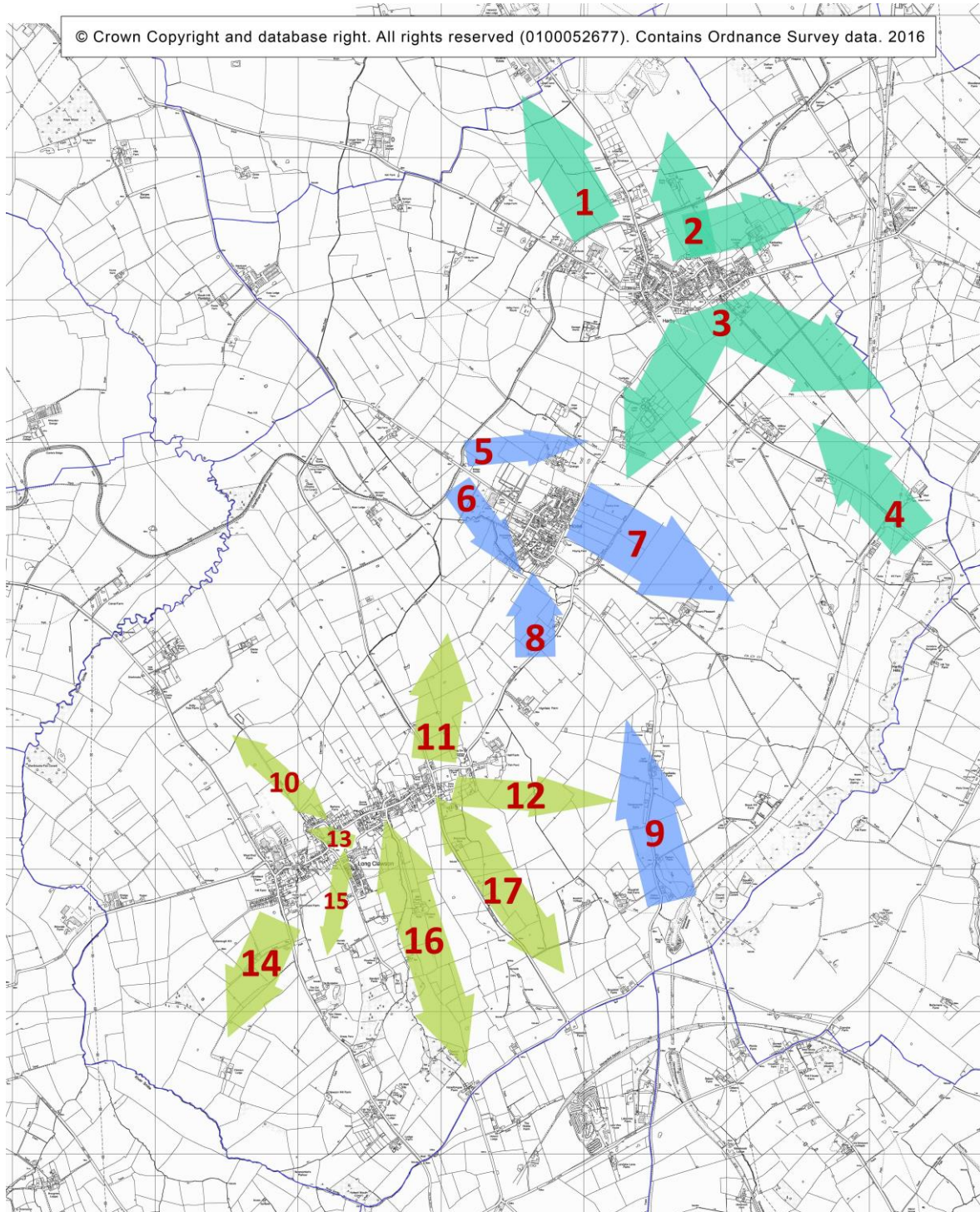
These consultation findings and the following policy are supported by several Melton Borough Council documents, including the *Landscape Character Assessment, 2011 update* and the *Landscape Sensitivity Study, 2015*, by Policy EN1 (b.4) in the draft MBC Local Plan (2016). The general community wish has been confirmed by the environmental inventory, which, although principally concerned with identifying sites of environmental significance, also mapped the sight-lines and scopes of local views.

**POLICY ENV8; PROTECTION OF IMPORTANT VIEWS - Development proposals should respect the open views and vistas as shown in Figure 10 and Appendix 2 - Important Views in the Parish.**

**Proposals which would have an unacceptably detrimental impact on these views and vistas will not be supported.**



Environment Fig. 10 - Important views



## **Flooding from rivers, surface water, culverts and ditches**

The present built-up areas of the villages are not at risk of flooding from rivers, although the Environment Agency map of 'Flood Risk for Planning' shows a strip of land south of the Hose village envelope to be in Flood Risk Zone 3 (see map below).

The important issue for residents is that of flooding from surface water, which appears to have increased in the Parish over recent years. Possible causes are increased rainfall overall, more intensive rainfall events, intensification of agriculture and new development being permitted without recognition of its effects on local hydrology. Within the Parish, flooding from surface water (run-off and 'flash flooding') is an actual or potential risk generally and specifically at sites adjacent to *ordinary* watercourses, i.e. 'rivers, streams, ditches, drains, cuts, culverts, dykes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows. Sustainable drainage systems (SuDS) can help to prevent new development from exacerbating this risk and avoid the potential for adverse effects on the environment (e.g. polluted run-off entering existing water bodies). SuDS should always be designed to complement existing habitats,

The National Planning Policy Framework (2012) does not prohibit development in areas of high flood risk (e.g. Environment Agency Flood Risk Zone 3); NPPF paragraphs 100 – 103 are advisory on Local Planning Authorities. Flooding from surface water was excluded from the *National Flood Resilience Review* (September 2016). This policy therefore represents a local determination to strengthen the conditions in respect of flooding and hydrology to be applied to all substantial development in the Parish. It also sets up community action to deal with local and surface water flooding.

**POLICY ENV9; FLOODING - Development proposals of five or more dwellings and for employment development adjacent to watercourses should demonstrate that:**

- a) its location and design respects the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a hydrogeological study whose findings must be complied with in respect of design, groundworks and construction;
- b) it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water allowing for climate change effect and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff and will not threaten other natural habitats and water systems; and

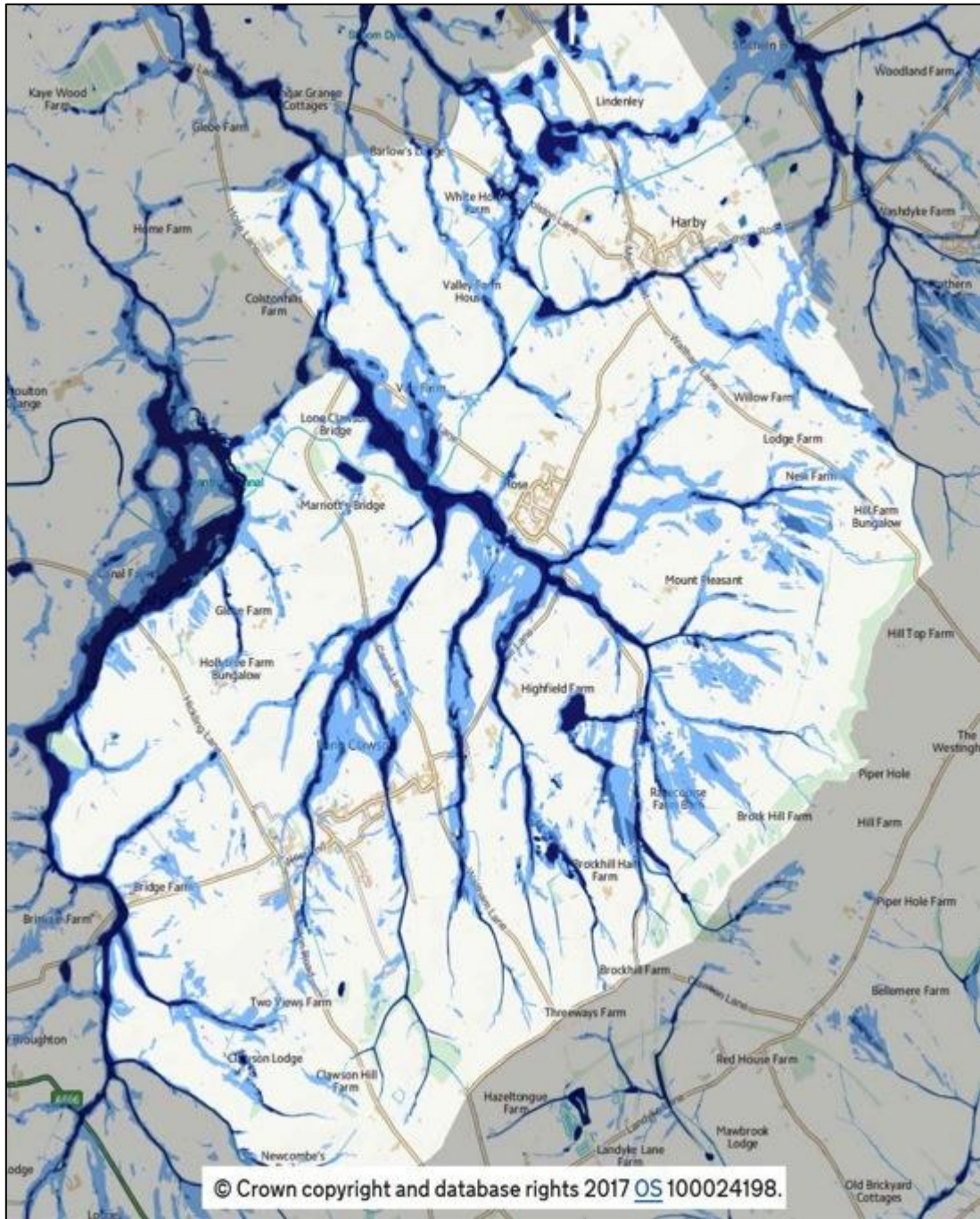
- c) its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;
- d) it does not increase the risk of flooding to third parties.

**COMMUNITY ACTION ENV6: FLOODING - The Parish Council will appoint a drainage warden and work with MBC, appropriate agencies, landowners and the community to:**

- a) monitor the condition of ditches, drains and culverts and to rectify faults or blockages to reduce the risk of preventable local flooding; and
- b) reduce and mitigate against the causes and effects of surface water flooding in the Parish;
- c) liaise with the Canal and River Trust to investigate surface water drainage options with developers.



Environment Fig. 11 - RISK OF FLOODING FROM SURFACE WATER  
Environment Agency mapping



## Renewable Energy Generation Infrastructure

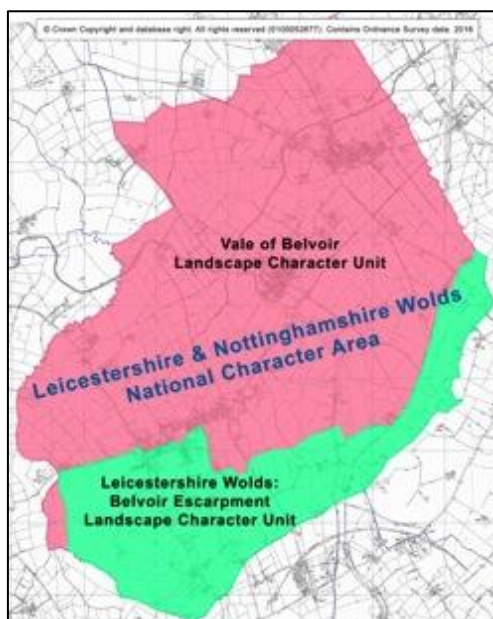
This section of the Plan represents a community view based on the results of four community consultations, in which this policy area was explicitly explored and analysis of the relevant responses to a questionnaire conducted during December 2016. Majority opinion can be summarised as:

- The whole Plan Area is part of the Vale of Belvoir National Character Area (NCA). The joint *Landscape sensitivity and capacity study* commissioned by Melton Borough Council and Rushcliffe Borough Council in 2014 identifies three *Landscape Character Assessment Units* (LCAUs) within the NCA, of which two are in the Plan Area (See Environment Table 1 and Environment Fig.12). The community supports the findings of this study that turbines of tip height 25m or greater is judged to be of medium to high sensitivity and will have little support.
- Small-scale wind and solar energy generation installations have support in the community as long as detailed conditions (as outlined in the Policy ENV10) are complied with.
- The Neighbourhood Plan should not identify any specific, preferred sites for wind turbines or solar panel arrays.

Environment Table 1 - Sensitivity of Landscape Character Units in the Plan Area to turbine tip-heights

| Landscape Character Unit | Turbine tip height from ground |        |           |        |          |
|--------------------------|--------------------------------|--------|-----------|--------|----------|
|                          | Under 25m                      | 25-50m | 51-75m    | 76-110 | 111-150m |
| Vale of Belvoir          | low-medium                     | medium | med -high | high   | high     |
| Belvoir Escarpment       | med- high                      | high   | high      | high   | high     |

Environment Fig. 12 - Landscape Character Units in the Plan Area



**POLICY ENV10: RENEWABLE ENERGY GENERATION INFRASTRUCTURE -  
Renewable energy generation infrastructure will be supported if the proposal  
can demonstrate that it will not have a severe adverse impact on:**

- a) the health, wellbeing or amenities of residents and visitors (including, amongst other things, noise, visual impact, reflections, glare, shadow flicker, water pollution, smell, air quality, gaseous or particulate emissions)
- b) the character of the surrounding landscape and, in particular, views from any valued and accessible viewpoint (see Policy ENV 9)
- c) biodiversity (species and habitats, as in Policy ENV 4)
- d) statutory or significant historic environment sites, non-designated heritage assets or ridge and furrow (Policies ENV 2, 4 and 5)

and if the proposal:

- a) represents residential, business, amenity or community-initiated, solar and wind generation infrastructure of an appropriate scale for the size, character and level of other facilities, the built environment and services in the three villages; and
- b) is supported by appropriate and relevant assessments and documentation in respect of, amongst other things, transport, heritage, archaeology, landscape visual impact, environmental impact, flood impact, ecological mitigation, arboriculture (impact and method) and tree reference and protection.

## COMMUNITY FACILITIES

### Introduction

The presence of community facilities and amenities make a significant contribution to the vitality and viability of Clawson, Hose and Harby and has a positive impact on the sustainability of the Parish, enhancing the quality of life and often providing an important focal point for social interaction.

They provide local employment, reduce the need to travel and offer important services, particularly for those who do not have access to a car. The loss and threatened closure of facilities and services is, however, a common feature of village life and is likely to be tested further in the future as an increase in car ownership and frequent commuting to work and to access leisure activities call into question the viability of many rural services. The range of facilities and amenities in many villages the size of Clawson, Hose and Harby is reducing as local residents increasingly travel to larger facilities elsewhere. Community consultation has confirmed the importance to the local community of retaining these facilities and amenities.

The Open Event in November 2016 identified the wish for enhanced and additional facilities and amenities as follows:

- continued improvement of the village hall facilities in each village;
- a network of footpaths, cycleways and bridleways across the Parish to link the villages and the community facilities for the use of all.

### Enhancement and protection of existing facilities

Community facilities are important as they provide a focus for community life and interaction and are important for the long-term sustainability of the community.

The retention and enhancement of these important community services and facilities have been identified as a priority for the Plan which considers it important to protect them from inappropriate redevelopment, including:

Primary Schools in each village; Places of Worship and their Community Halls; Village Halls in each village; Pubs in each village; Post Offices in Harby and Hose and part-time in Long Clawson; Shops; GP Surgery; Play areas; Allotments; Tennis and bowls courts; MUGA; BMX track and more across the Parish.

It is acknowledged that these facilities each bring challenges to the community with parking, noise, safety, ongoing viability all being cited as issues to be mindful of.

The three Village Halls provide a community hub, vital space for group activities and are self-supporting under normal circumstances:

|  | <b>Harby</b>   | <b>Hose</b>   | <b>Long Clawson</b>  |
|--|--|---|--|
| <i>Management</i>                                    | Harby Village Hall Committee of Management from village residents. Registered charity number:1071575   | Hose Village Hall Management Committee from village residents on behalf of Hose Village Hall Trust  | LCVH Board and Committee from village residents. Registered and protected under Queen Elizabeth Fields in Trust. Registered charity number: 1096772    |
| <i>Building type</i>                                 | Original structure dates to 1925, with brick exterior added in 1963. Building extension added in 1985.   | 1960's metal frame with brick and cladding  | Bespoke brick built in 2007  |
| <i>Indoor facilities</i>                             | Large hall area with bar and stage (150+), Harby pre-school store room at rear of stage, commercial grade kitchen for on-site site catering. Loft space storage        | Large hall with badminton court, stage, bar, kitchen, committee room. Sport changing rooms, storage   | Large meeting room with stage and bar (100+), lounge meeting room with bar (50), high grade kitchen for full onsite catering, committee room storage.  |
| <i>Outdoor facilities</i>                            | The Leys playfield with playground is administered and operated by the Parish Council.   | Football pitches, tennis courts, bowls club, parking. Currently planned youth facility probably hard surface multiplay  | Cricket pitch and general field, BMX track, MUGA, u11's play area, wildlife pond, car parking  |
| <i>Regular community uses, groups and activities</i> | Harby Primary School, Harby Pre-School, Brownies, Guides, Harby Youth Group, Church, WI, Dance School, Big Band, Art Group, Harby Harlequins, Various community events | Keep fit, Pilates, Badminton, Dance classes, Morris Dancing, Garden Club, Belvoir Half Marathon, Hosefest, Music events School events, Various community events | Pre-school, Brownies, Beavers, Cubs & Scouts, Volleyball, WI, Walking, Sewing, Film Night, Cricket Club, Dance and Tap, Yoga, Various community events |
| <i>Main funding routes</i>                           | Fundraising events, hall hire, hall bar and donations.   | Hire of hall and field to outside groups (e.g. caravanners), Belvoir Half Marathon  | Fundraising community events, regular groups and activities, external hall and field hire  |
| <i>Future development needs</i>                      | A brand new village hall!  | Upgrade ageing building and reassignment of internal spaces to allow multiple use   | Sports changing facilities   |

**Community Facilities Table 1 – Village Halls**

Approximately 5.5km of the canal runs through the Plan area. The canal is no longer a navigable waterway, although much of it is still in water. It provides a valuable wildlife habitat and a recreational route for walkers and cyclists; much of the canal is designated as a Site of Special Scientific Interest (SSSI), including the Harby to Redmile SSSI north-east of Harby.

Policy CF1 resists the loss of existing community uses to other uses. For the purposes of this policy the following facilities are identified as community facilities: Post Offices; <sup>[L]</sup><sub>[SEP]</sub> Medical Practices; Shops; <sup>[L]</sup><sub>[SEP]</sub> Garages; <sup>[L]</sup><sub>[SEP]</sub> Public Houses; Allotments; Village Halls; <sup>[L]</sup><sub>[SEP]</sub> Play Areas and Leisure Facilities. <sup>[L]</sup><sub>[SEP]</sub>

Policy CF2 offers support for new community facilities. Where new facilities come forward in the Plan period they will be included in this list at times when the Plan is reviewed.



**POLICY CF1: PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES AND AMENITIES - Proposals that would result in the loss of an existing community facility will not be supported unless any of the following factors apply:**

- a) there is no longer a need or a demand for the community facility concerned; or
- b) the existing community facility can be demonstrated no longer to be economically viable; or
- c) the proposal makes alternative provision for the facility that would otherwise be lost, in an appropriate and convenient location elsewhere in the Plan area, and the proposed alternative provision complies with other policies in this Plan.

## **Promoting additional community facilities**

Community consultation confirmed the importance of enhancing the range of community facilities and amenities in the Parish, recognising their value to the local community.

The need to maintain and extend play areas in each village for u5's and u11's has been highlighted along with improvements to the village halls and better facilities for teenagers.

A key theme across community facilities, transport and economic development discussions in creating this plan, has been the need to link the villages with safe transport routes and to create new facilities across the Parish for cyclists, walkers and horse riders.

As shown in the environment section of this Plan, the Parish has a wealth of wildlife to protect including a significant population of Great Crested Newts and a challenge from surface water flooding. We will investigate the creation of Wildlife and Wetlands area(s) in the Parish to provide protection for species and new community facilities where viewing and learning can take place, whilst providing some flood protection areas for the villages.

This Plan supports the potential of a restored canal to provide an enhanced leisure and recreational resource which could attract visitors and help support the local economy

**POLICY CF2: NEW COMMUNITY FACILITIES - The provision of additional or enhanced community facilities will be supported where the development:**

- a) meets the Neighbourhood Plan design criteria;
- b) will not result in unacceptable traffic movements or other disturbance to residential properties;



- c) will not generate a need for parking that cannot be adequately catered for;
- d) is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle.

Under 5's play areas within larger new development sites and under 11's and teenage recreation facilities situated at more village central and village hall locations will be supported.

**COMMUNITY ACTION CF1: VILLAGE HALL DEVELOPMENTS - The Parish Council/community will seek funding through developer contributions (S106/CIL) and other sources to secure the following improvements:**

- a) Harby Village Hall redevelopment;
- b) Hose Village Hall refurbishment or redevelopment as required by the village community;
- c) development of sports changing facilities at Long Clawson Village Hall to promote the use and viability of the sports areas which already exist.

**COMMUNITY ACTION CF2: INVESTIGATION INTO PROVISION OF NEW COMMUNITY FACILITIES - The Parish Council/community will explore the viability of the following:**

- a) walking and cycling trails network (with appropriate cycling hubs) within the villages and across the Parish linking the villages and the canal providing community, leisure and tourism benefits. Work with the Canal and River Trust, local landowners and other agencies to create a development plan for these facilities. Ensure that the needs of walkers, cyclists and horse riders are addressed in these plans. Car park provision to be also addressed at points to be identified across the network ;
- b) improving current routes around and between the villages to provide circular routes and work with landowners and agencies to establish solutions to current dead end footpaths;
- c) work with national and local agencies to identify possible Wildlife and Wetlands area(s) in the Parish and create a plan for development.
- d) improved provision and signing of community defibrillators and awareness training in their use in schools and local businesses

## Education

One key to the sustainability and strength of each village is the fact that each has its own primary school. Parents, Governors, staff and the wider community want to see each village sustain its own primary school. The community will look to County, Borough, Parish Councils and the Diocese to support development of each school so that each can meet the needs of its own village and accommodate the expected growth in pupil numbers due to the development of housing across the Parish as indicated in the Neighbourhood Plan. The three schools are committed to working

in support of each other in ensuring the needs of each of the three village communities are met.

Predicting the long-term requirement for places at each village primary school is an inexact science, but the position in 2016 was that there was capacity for new pupils at both Harby and Hose primary schools but that Long Clawson was full. The pre-submission Melton Local Plan recognises the issue in Long Clawson and states that no development should take place in the village until primary school places are available. This is supported by this Plan. It is also important that additional school places are available as housing is completed wherever possible and appropriate to ensure that social integration and cohesion in each village is not affected by children being bussed to other schools instead of immediate acceptance into their village school if desired.

It has been noted through Neighbourhood Plan consultations that traffic congestion and parking problems are in evidence at drop-off and pick-up times in all villages. Each school works with its own parents and local residents to minimise this disruption.

**POLICY CF3: SCHOOLS - Proposals for the expansion of existing schools in the Parish will be supported where it can be demonstrated that:**

- a) expansion would not exacerbate existing access related or traffic circulation problems, unless suitable mitigation measures are brought forward as part of the proposal;**
- b) there is no significant loss of outdoor recreation space at the school;**
- c) the development would not result in a significant loss of amenity to local residents or other adjacent users and is in character, scale and form to the current building.**

**If expansion is not possible on a current site, the creation of new schools in each village will be supported where the development:**

- a) would be safely accessible by pedestrians and cyclists and is well related to bus routes and/or there is adequate provision for waiting school buses to park;**
- b) has appropriate vehicular access and does not adversely impact upon traffic circulation;**
- c) would not result in a significant loss of open space and amenity to local residents or other adjacent uses.**

## **Health and Wellbeing**

The Vale Medical Group services the Parish and a total of 23 villages across the Vale of Belvoir. It has surgeries in Long Clawson within the Parish and in Croxton Kerrial and Woolsthorpe villages to the east and a Pharmacy at Long Clawson.

The Neighbourhood Plan supports maintaining the surgery and pharmacy at its current location at The Sands in Long Clawson for as long as possible. It is in the centre of the village with a regular bus service from across the Parish and constitutes part of the village hub of shops, café, pub, where each business' success is intertwined with the others.

Through the Neighbourhood Plan Open Event in November 2016, the topic of congestion around The Sands in Long Clawson at peak times for the Medical Practice was raised for feedback. This feedback showed support for the provision of a pull in by the Medical Practice for emergency vehicles and deliveries, but accepted that other measures for parking provision were not viable and therefore the downside of the congestion that was exacerbated by the siting of the Medical Practice was more than offset by the benefits of the service provided there. On this basis the Parish Council would expect that, where appropriate, developer contributions will be sought to create a layby/pull-in outside the GP Surgery at The Sands, Long Clawson for ambulance access, pharmacy delivery and disabled patient drop-off point.

**POLICY CF4: HEALTH AND WELLBEING - The expansion of GP premises and or services to increase the accessibility of health care for residents in the Parish will be supported if the development:**

- a) will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties;**
- b) will not generate a need for parking that cannot be adequately catered for.**

# TRANSPORT

## Introduction

The Parish of Clawson, Hose and Harby is a relatively remote rural Parish just north of the Belvoir Escarpment in the Vale of Belvoir and about 8 miles north of Melton Town. The nearest main road, the A606, is 2.8 miles from Long Clawson. Unclassified roads (C road), join all three villages (east to west), running from the A52 at Bottesford through each village to the A606, the Melton Mowbray to Nottingham road. The routes north to south through Harby and Long Clawson have become commuter 'short-cuts or 'rat runs' between the A1/A52 in the east and the A46/A606 to the north and west of the Parish. The improvement of the A46 has resulted in a significant increase in the volume of non-local traffic travelling through the villages, as well as increasing the numbers of commuters living in the village, (due to the variety of destinations where they can seek work).

In places these roads are very straight and delimited and as a result each village experiences incoming traffic travelling at high speeds. Each village also experiences a mixed load of heavy wide traffic including large HGV trucks, tractors and trailers and buses travelling along roads built in, and for, an earlier age.

Congestion is evident in each village at peak times, exacerbated by on street parking for both residents and access to local facilities. HGV's, the bus service and farm vehicles find navigating these tight roads a challenge at any time and commercially frustrating at peak times.

## Public transport

The limited Public Transport available in the Parish makes car ownership essential. The hourly No.24 bus service operates on a Monday to Saturday from 8:00am to 6:30pm between Melton Mowbray and Bottesford/ Bingham including a morning and late afternoon service via Old Dalby. These times are not sufficient to link with Melton or Bottesford train stations for people who commute to work further afield and the lack of services in the evenings and weekends means that adults and families with no vehicle of their own are unable to access work outside of Melton, or access leisure and sports facilities in the town. This is extremely isolating for those without their own transport and limiting for anyone on shift-work. The bus does however provide an essential service to the elderly and students in the community.

This limited bus service is not an attractive or feasible alternative to a car. Car ownership in the village and the Vale as a whole is high. The 2011 Census reported that 53% of Parish households own more than one car or van (compared to 44% across Melton as a whole), 5% have more than 4 cars or vans and only 10% of households did not own a car (15% across Melton Borough).

Adding the additional houses required within the Parish will inevitably increase the volume of cars, further exacerbating the congestion, pedestrian safety and quality of life for residents. The car provides the principal mode of transport for residents in the Parish, the 2011 Census showing that 77% commute by motorised vehicle, 12% work mainly from home, 8% walk or cycle and only 3% use public transport. Residents report commuting as far afield as Nottingham, Leicester, Derby, Newark, Peterborough and London.

Walking and cycling to work outside of the villages is not a viable alternative to a car. Travelling outside of the Vale to Melton and Leicester is via steep unclassified, un-kerbed and un-lit roads. HGV traffic is regular and there have been several severe accidents. These roads are dangerous to walk on or cycle, especially in the winter during commuter times. It is 15 miles to Grantham Station and 16 miles to Nottingham (no bus service available to either) and the first bus in the morning would not get to Melton in time to walk to the train station to commute to Leicester for normal working hours. There is also no public transport service link to Old Dalby (the second largest local employment area to Melton Mowbray) or to Nottingham. It is an objective of the Neighbourhood Plan that the existing service is safeguarded and improved wherever possible so that new developments have access to the public transport network. On this basis the Parish Council would expect that, where appropriate, developer contributions through S106 or CIL payments will be sought to safeguard and to seek improvements to the existing bus service and bus shelters, and to extend evening and weekend coverage.

**POLICY T1: PUBLIC TRANSPORT - Site specific Travel Plans should be provided with developments of six or more dwellings.**

**COMMUNITY ACTION T1: BUS SERVICE - Opportunities will be sought to secure a new bus service to Nottingham and improve the existing service.**

## Traffic Management

In the past 30 years, the Parish has witnessed considerable changes which have had a significant impact on levels and the behaviour of traffic in the Parish, without there being a corresponding investment in infrastructure. Changes include:

- a doubling in the number of houses in the Parish, 53% with more than 1 car and who commute to work. This has increased car movements across the Parish as the car is the principle mode of transport;
- the expansion of the Long Clawson Dairy to cater for supply to major retailers (sites in Long Clawson and Bottesford) and the growth of Langar Industrial Site, has led to significant increases in HGV traffic;

- the diversification of farms into heavy industrial businesses has brought additional HGV traffic onto the unclassified roads that were not built to take the volume and weight of vehicles they now carry. This leads to the collapse of underground pipes, so that burst mains are a frequent problem, as well as potholes;
- the switch from dairy to arable farming has increased the use of combined harvesters and larger tractors and trailers. Such vehicles take up more than half the road and travel at 25-30mph - often mounting the pavement, especially on blind bends;
- the cutting of services on the only rural bus service and the closure of local shops/pubs, post office and fuel station, increasing the need to travel across and out of the Parish for basic necessities.

A further concern of residents is that homes fronting the main roads through the villages are often small 17<sup>th</sup>/18<sup>th</sup> century terraced houses built directly onto the street frontage and frequently built without substantial foundations. Residents complain of the vehicles being taller than their homes and the continual noise and vibrations as vehicles pass. These homes have little or no off-street parking and damage to cars (e.g. wing mirrors) is common.

In the Parish NP consultations during 2015/6, concern was expressed about the volume and speed of traffic, and comments made that the increasing number of HGV vehicles, was seriously affecting the quality of life in the villages within the Parish.

A Community Speed Watch (CSW) was carried out in April/May 2016 to raise awareness of speeding in the Parish. The results of the CSW demonstrated that:

- the volume of traffic travelling through the Parish is twice that of England and the East Midlands Region on rural minor roads and slightly higher than that of England and the East Midlands Region urban roads;
- almost 40% of vehicles travelled at excessive speeds on entering the villages - the highest speed was 56mph and a significant proportion continued to drive at speeds in excess of the limit, and unsafe for the road conditions, on the through roads of each village;
- despite there being a 7.5t weight limit, significant numbers of HGV's (average 10 per hour) use the roads through Long Clawson and Harby as the shortest route;
- vehicles drive through the villages at all times of the day and weekends. This includes afternoon school run times. Given the number of vehicles parked on the road at school times, it is clear a significant number of parents drive their children to school;



- the Police Traffic Management advised the Local Police Beat Team that enforcement would be useful.

In the community consultation in November 2016, residents ranked traffic calming as the highest priority for investment to improve their community and raised concerns about the volume and speed of existing traffic, including lorry movements, and the additional potential traffic generated by new developments. In addition, on-street parking, off-street parking and congestion in the village centres as well as pedestrian safety were raised as hazards by the majority of attendees.

The Neighbourhood Plan will aim to improve the flow and decrease the speed of traffic movements within and between villages and to introduce traffic calming measures and speed restrictions that are suitable for a rural village environment. The Plan also seeks improvements in rural Broadband provision, so that more people can work from home and reduce vehicle movements (See Policy E5).

**COMMUNITY ACTION T2: TRAFFIC MANAGEMENT Developer contributions will be sought to:**

- a) create specific solutions for each village, with the Parish Council working with other agencies including the Highways Authority and the Police to apply best rural practice from across the UK, ensuring traffic calming measures and landscape designs help define the settlements and influence driver behaviour;**
- b) mitigate risks from new developments to introduce traffic calming measures on entrance to the villages;**
- c) mitigate the risks from new developments by seeking to direct ‘through traffic’ away from the village centres by better and more streamlined signage;**
- d) seek best practice traffic calming solutions for rural villages to reduce vehicle speed, create safe pedestrian crossing places, widen footpaths, create safe cycle paths;**
- e) improve street lighting to eliminate black spots for safety purposes;**
- f) minimise street furniture to avoid ‘urbanising’ the villages.**

**The priority specific solutions are:**

- a) to introduce a pull in layby outside the Medical Practice at The Sands in Long Clawson for emergency vehicles and disabled patient drop off and collection;**
- b) to improve traffic flow through Hose village and consider the provision of safer pedestrian crossing to the village hall;**
- c) to address parking and traffic congestion along Main Street/Nether Street and at its junction with School Lane, Harby.**

**The PC will continue to liaise with the Long Clawson Surgery and Pharmacy and the other local authorities and local bodies (e.g. Village Halls and Primary Schools) to resolve parking and loading difficulties resulting from growth, by examining opportunities for traffic management and revised car parking arrangements.**

**The PC will also work with Leicestershire County Council and Highways Authority to identify best practice methods for rural traffic management to reduce speed through the villages, improve traffic flow and manage car parking at peak times.**

## **Pavements, Footpaths, Cycle and Bridleways**

Pavements around the Parish are narrow and the footpath links between the villages are neither safe nor complete. The volume and speed of through-traffic and on-street parking (often mounted on the pavement, in particular at the site of dropped kerbs) has a clear impact on pedestrian and road safety in all three villages, particularly given the range of vehicles, including 31t tractors and trailers, large HGVs, buses and dairy milk tankers. In places, whole rows of parked cars and high hedges lead to obscured crossing where, if there is a pavement, it sometimes switches from one side of the road to the other. In addition, some of the pavements are too narrow (<1m) to wheel a pram and have a child by one's side; or accommodate a wheelchair or mobility scooter. The situation is made worse by the speed and weight of the traffic passing narrow footpaths creating an up-draft of air that can make a child or elderly person unstable.

If such barriers can be satisfactorily addressed, traffic calmed and weight restrictions enforced, then the likelihood of parents allowing their child to cycle or walk to reach key local destinations such as schools, leisure and recreation facilities and village shops is likely to increase.

Improvements to footpaths and bridleways will also encourage walking, horse riding and cycling. New development provides an opportunity to improve and enhance the existing network of footpaths to:

- provide better connectivity within and between the villages;
- create a link with the Grantham Canal, (currently being restored);
- establish more connections to long distance routes such as The Jubilee and Viking Ways.

The area is regularly visited by many cycling and walking groups and has the potential to attract more visitors and tourists. The provision of safe off-road routes provides improved access to the countryside and local wildlife sites, provided that they do not conflict with wildlife corridors or areas of ecological sensitivity. Walking and cycling will help in the promotion of healthy lifestyles.

**POLICY T3: PAVEMENTS, FOOTPATHS, CYCLE AND BRIDLEWAYS - Measures to improve and join up pavements, footpaths and cycle/bridleways into comprehensive networks will be supported.**

Where appropriate, developer contributions will be sought from other developments in the Plan area which would generate an increased use of footpath, cycle routes and bridleways towards the following works:

- a) the improvement of existing pavements, footpaths cycle and bridleways, including stiles/gates;
- b) the creation or improvement of routes from and within new developments to village services and amenities and providing cycle parking at key destinations. New pavements and footpaths within the Limits to Development to all be suitable for disabled and pushchair access and usage;
- c) the improvement or extension of public rights of way and cycle/bridle routes between the villages of Harby, Hose and Long Clawson and linking with the Grantham Canal, to create a circular route around the Parish.

## **Congestion and Parking**

The village centres experience congestion, access and environmental problems due to insufficient parking provision, exacerbated by the inadequate width of the roads in close proximity to amenities. Because the three village centres were built before cars, such areas and surrounding older dwellings provide little or no private parking. Consequently, vehicles are forced to park on the road decreasing visibility along narrow stretches of highway. In Long Clawson, the Medical Centre, which serves 23 villages and has no dedicated parking area, leading to the potential for severe congestion at peak times. As a result when an Emergency vehicle visits the Surgery, it can block the road, delaying traffic.

Residents, shoppers, delivery drivers, shop owners, employees and visitors compete for the same few spaces and this leads to dangerous parking (e.g. double parking, parking on corners, blocking driveways and bus stops) and further congestion.

The same problem is faced around the three local schools which have no allocated parking for staff or parents. All the schools have tried to encourage parents to walk wherever feasible.

One of the causes of congestion has been the failure to take into account the increasing levels of car ownership. New developments have been built with inadequate parking spaces for residents, their children and visitors resulting in increased on-street parking. Many roads have become dominated by parked cars,

restricting traffic movement and creating hazardous conditions for drivers, cyclists and pedestrians.

Whilst excessive off-street parking provision can result in the inefficient use of land and developments dominated by areas of hard-standing, as we noted in the CSW, some on-street parking can bring activity to the street and help to calm traffic speeds. A balance is needed therefore to provide the appropriate amount, type and form of car parking to achieve a quality development.

National Policy (NPPF) indicates that parking standards are influenced by the accessibility of the development, the availability of public transport, the size and type of property and local levels of car ownership. The higher levels of car ownership currently in all social areas of the villages and the poor public transport links, already highlighted, need to be taken into account in all development proposals. Therefore a balance is needed to provide the appropriate type and amount of car parking.

**POLICY T4: - PARKING - Development proposals that result in the loss of, or have an adverse effect on, car parking provision will not be supported unless it can be clearly demonstrated that the loss of parking will not have an adverse impact on existing parking issues in the nearby area, or adequate and convenient car-parking of equivalent or better standard will be provided in the nearby area.**

**For residential developments, adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of two bedrooms or less, three spaces for dwellings of three bedrooms or more.**

**COMMUNITY ACTION T3: PARKING - Guidance will be sought on best practice from other counties and building bodies to advise on the form and design of parking provision in a rural area.**

# ECONOMIC DEVELOPMENT

## Introduction

The strength of the local economy and community goes hand in hand and supporting the growth of a stronger local economy is recognised as an important theme of the Neighbourhood Plan.

Clawson, Hose and Harby is a rural Parish relatively distant from the major employment centres and therefore employment opportunities within the Parish are limited in scale. However, the Parish benefits from neighbouring industrial employment areas at both Old Dalby and Langar. In our Borough, Old Dalby is the second highest employment area after Melton Mowbray.

For people of working age in the Parish, the lack of significant local employment opportunities means that their primary option is to work away from the area, commuting increasingly greater distances to secure work. There is also a high incidence of home working for both self-employed and employed residents. The Open Events which took place to inform this Neighbourhood Plan, collected data which showed less than 10% of the working age community were employed in the Parish whilst over 20% work some or part of the time from their home and over 40% were self-employed. Census data from 2011 revealed that 8.5% of the working population in the Parish work from home, compared to 5.3% across Melton and only 3.3% in the East Midlands.

The largest single employer in the Parish is Long Clawson Dairy, which operates from one large site on the edge of Long Clawson and another in the Parish of Bottesford and its business is fed by farms across and beyond the Parish. Expansion, combined with modernisation over the years has provided significant business growth but a dwindling number of local employment opportunities.

Other significant employment is provided by KS Composites, a high tech independent manufacturer of composite and GRP products, and a selection of smaller businesses mainly service based and a strong farming community. Close to the Parish there are also industrial sites at Langar and Old Dalby providing further local employment. Significant employment centres for residents are at Melton Mowbray, Leicester, Nottingham, Loughborough, Derby and Newark. The Parish also has regular London commuters living here.

Transport infrastructure is under pressure across the Parish as described in the transport section of this plan and the communications network requires improvement in availability and quality of service.



## Support for existing business

As the provision of employment opportunities across the Parish is limited, this plan looks to protect business continuity.

**POLICY E1: EXISTING EMPLOYMENT USE – Development proposals that result in the loss of, or have a significant adverse impact on, an existing employment use will not be permitted unless it can be demonstrated that:**

- a) the building has not been in active use for the past 6 months; and
- b) the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment-generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least 6 months.

## Attracting new businesses

New employment initiatives in the right location can help to boost and diversify the local economy and provide more local employment opportunities which can help to safeguard community services. Any new employment initiatives should be sensitive to the character of the Parish and reflect the well-qualified professional population locally. Technical, rural and leisure businesses are particularly welcome.

**POLICY E2: ATTRACTING NEW BUSINESS - New business development proposals within or adjacent to the identified Limits to Development or elsewhere for small scale leisure, tourism or employment related development appropriate to a countryside location will be supported subject to the following criteria:**

- a) the proposal is, where possible, sited in existing buildings or on areas of previously developed land;
- b) the proposal is of a size and scale appropriate to its rural location and not adversely affecting the character and environment of the village itself; and
- c) the proposal would not involve the loss of dwellings;
- d) the proposal would not increase noise levels or introduce unacceptable levels of pollution or traffic (including HGV movement through the villages); and
- e) the proposal would be well integrated with any existing adjacent business premises and complement them in character and appearance.

## Small businesses and home working

In rural areas such as Clawson, Hose and Harby with limited employment opportunities the benefit of supporting home working helps to promote employment

activities whilst reducing the dependency of the car for long journeys to employment sites outside the Parish.

The construction of extensions, the conversion of outbuildings and the development of new free standing buildings in gardens from which businesses can operate will be supported.

**POLICY E3: HOME WORKING - Insofar as planning permission is required the conversion and extension of dwellings for office/light industrial use will be supported where this:**

- a) does not result in unacceptable traffic movements and that appropriate parking provision is made; and**
- b) has no significant adverse impacts on nearby residents from noise, fumes, light pollution, outlook and privacy or other nuisance associated with the work activity;**

**Any extension or free-standing building should be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.**

## **Farm diversification**

The conversion of former agricultural buildings and well-designed new buildings for commercial use has enabled farm diversification, led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses which generate income and employment opportunities for local people.

This is a trend which the Parish Council would like to see continue.

However, diversification which results in industrial sized sheds which are out of keeping with their rural location are unwelcome due to the impact on wildlife and the further stress or damage to the road network.

**POLICY E4: FARM DIVERSIFICATION - The re-use, conversion and adaptation of rural buildings and well-designed new buildings for commercial use will be supported where it:**

- a) is appropriate to the rural location;**
- b) respects the character of the surrounding area and meets the design criteria in Policy H7;**
- c) avoids adverse impacts on environmental and other features and on neighbours; and**
- d) the road system can accommodate any traffic generated and adequate parking for employees and visitors can be accommodated within the site.**

## Broadband speeds and mobile phone signals

High speed internet connectivity is driving business innovation and growth, helping people access services and opening up new opportunities for learning. This is particularly important in rural settings where better broadband enables improved access to an increasing number of on-line applications and services provided by the public and private sector and can help to reduce social exclusion.

The Parish has attracted highly qualified workers from neighbouring cities who have sought the tranquillity of a rural base to live and bring up their children, and where broadband enables home working. Such commuters have brought skills that support village services. Broadband helps to promote and enable self-employment, enables the establishment of SMEs and reduces daily commuter traffic because feedback evidence shows many commuters work 2-3 days a week at home.

The policy seeks to encourage improved access to super-fast broadband and improved mobile telecommunications networks that will serve businesses and other properties within the Parish.

**POLICY E5: BROADBAND - Proposals to provide improved access to super-fast broadband and improved mobile telecommunications networks that will serve businesses and other properties within the Parish will be supported. New developments and redevelopments should include:**

- a) power and telecommunications cabling which should be sited below ground. Where network installations may require above-ground development, it must be sympathetically located and designed to integrate into the landscape and/or the character of the villages and not be located in or near to open landscapes;
- b) provision to all homes and businesses of the latest high speed broadband;
- c) in home or business cabling for all national coverage providers to link to from their existing infrastructure;

**The plan supports mobile telecommunication improvements provided any new structures are sympathetic to the local environment.**

## DEVELOPER CONTRIBUTIONS

New development can bring significant benefits to the local community, including new homes and jobs. It can also have negative impacts, for example, where additional demand is placed on facilities and services which are already at or near capacity. Planning obligations (also known as Section 106 agreements) may be used to secure infrastructure or funding from a developer. For example, a planning obligation might be used to secure a financial contribution towards improving existing recreational facilities or affordable housing. However, planning obligations can only be sought where they are:

- necessary to make the development acceptable in planning terms;
- directly related to the development;
- and fairly and reasonably related in scale and kind to the development.

A new system is also being introduced alongside the use of planning obligations. This is known as the Community Infrastructure Levy (CIL) and it will require developers to make a payment to the Borough Council based on the size and type of development that is proposed. The proceeds of the levy will then be used to provide the infrastructure necessary to support growth across the Borough. A proportion of these CIL receipts will automatically be devolved to the relevant Parish Council for allocation to neighbourhood priorities. This proportion is set at 25% in areas where there is a Neighbourhood Plan in force. At this time Melton Borough Council is still considering whether to replace Section 106 agreements with CIL.

Through the preparation of the Plan, the Parish Council in conjunction with the community and other stakeholders has identified a small number of priority projects they wish to secure funding for (either in whole or in part) through the use of planning obligations.

**POLICY DC1: DEVELOPER CONTRIBUTIONS - The following projects are identified as priorities for investment in local community infrastructure:**

- **layby outside The Vale Medical Group at The Sands, Long Clawson;**
- **traffic calming measures/village signage on entrance/exit to each village;**
- **traffic management in Hose;**
- **footpath and cycle route development as described in Community Action CF2 and where relevant improved access to and improvements of Grantham Canal towpath ;**
- **wildlife and wetlands areas;**
- **village hall improvements;**
- **play areas;**
- **public transport bus stops.**

**In the event that Melton Borough Council introduces a Community Infrastructure Levy in the Plan period, monies from the local element of that levy will be applied to these priority projects.**

## 6 Monitoring and Review

The Neighbourhood Plan will last for a period of 20 years. During this time it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Clawson, Hose and Harby Parish Council, in conjunction with Melton Borough Council as the local planning authority, on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan on a five-year cycle commencing in 2022 or to coincide with the review of the Melton Local Plan if this cycle is different.