

FOCUSED CHANGES RESPONSES TO REPRESENTATIONS RECEIVED: FC4 - Long Clawson

Representor Name	Focused Change / Policy Ref	Summary of Representation	MBC Response
Elizabeth Crowther (LHH PC)	FC4 LONG4	Allocation not justified as not the most appropriate site and evidence has been ignored. Were supporting a minimal development of the site to help soften this boundary of the village. Question reason for increased site area and consider that housing need can be met elsewhere in the village.	The site boundary has been altered to accord with the boundary of the planning application for this site. The proposed numbers remain unchanged. The change is logical and provides adequate space to provide softening of this boundary of the village.
Elizabeth Crowther (LHH PC)	FC4 LONG4	Allocation not justified as not the most appropriate site and evidence has been ignored. Allocation , as shown through current planning application ,is subject to strong local opposition Questions raised about sustainability of the site and impact upon heritage assets . Other suitable and sustainable sites are available in the village.	Subject to mitigation of drainage issues and impact upon heritage assets and landscape the site is considered to be an acceptable allocation. Historic England’s objection is addressed separately .
Melanie Steadman	Long Clawson	Refers to a 2016 “Community Speed Watch Scheme” whose results indicated traffic volumes twice that of England and the East Midlands Region for rural minor roads and slightly higher than that of England and the East Midlands urban roads, and to the nature of the road. MBC should consider the cumulative effects of development within the village and increased use of existing facilities, e.g. doctors. This effect is considered a severe highways problem, as per NPPF. Refers also to a recent High Court challenge from Cheltenham, and cite from Mr Justice Holgate’s conclusions “Development proposals are likely to be acceptable if they can be accommodated within the existing capacity of the section (link or junction) of the strategic road network, or they do not increase demand for use of a section that is already operating at over-capacity levels”. The Speed Watch results evidence that over-capacity already exists in our road system. Comment also on inadequacy of pavements, and its effect on quality of life. Refer to evidence base and SA undertaken on behalf of local residents that is in MBCs possession.	Development in Long Clawson and the associated traffic impacts will be assessed through the planning process as applications are submitted, at which point any necessary mitigation will be identified. At this stage there is nothing to suggest that there are any transport issues which it will not be possible to overcome through this process. The comparisons referred to do address capacity. The highways authority has been consulted at every stage of the plan preparation and have not objected to the level of growth proposed.

Moira Hart	FC4	<p>LONG4 is not included in emerging Neighbourhood Plan. This proposal would have an adverse impact upon heritage assets and has poor access. There are better alternative sites.</p> <p>Proposals generally disregard Neighbourhood Plan and have ignored locally produced evidence.</p> <p>Question comments about infrastructure and accessibility of the village. Not convinced that school can increase in capacity ; there are drainage and flooding problems ;impact upon landscape and is not close to employment opportunities.</p>	<p>This is considered to be reasonably accessible . In relative terms these assessments are justified. A design solution for an extension to the school has been agreed by the education authority and school. Policy IN2 ensures that infrastructure will be provided to meet the needs of new development. The need to ensure that development does not create or exacerbate flooding is addressed by all of the individual policies relating to the allocated sites in Long Clawson. Impact upon landscape and heritage assets is addressed by the individual policies relating to the allocated sites in Long Clawson. The progress of the Long Clawson,Hose and Harby neighbourhood plan and the difference between the [draft] NDP housing allocations and draft MLP housing allocations is noted. Should the Inspector’s report of the NDP be published and/or a NDP be adopted after Local Plan submission and before the close of the Local Plan Examination Hearings, the Council will consider whether to suggest modifications to the local plan inspector, in respect of its non NDP housing allocations and any housing allocations in the NDP which were not in the submitted MLP.</p>
Emilie Carr (Historic England)	LONG4	Wording in policy does not satisfactorily address impact upon heritage assets.	The complete policy satisfactorily takes account of the impact of the development upon heritage assets.
Joanne Althorpe (obo Laura and Sarah Fitzpatrick)	Former LONG2	The removal of this allocation on the grounds of impact upon heritage assets is unsound, unjustified and contrary to the NPPF.	The decision is based upon robust evidence and advice from Historic England
Michelle Galloway (obo Davidsons)	LONG4	Allocation is supported and developers committed to delivering the scheme.	Support Noted
Sharon Girdham	Long Clawson	With the exception of LONG1 considers that the scale of development proposed is too great for the village and that new residents could not be assimilated into the community .	Scale of growth proposed is considered to be proportionate for the village.
Elizabeth Crowther (LHH PC)	LONG1	Allocation not justified as not the most appropriate site and evidence has been ignored. Were supporting a minimal development of the site to help soften this boundary of the village. Question reason for increased site area and consider that housing need can be met elsewhere in the village.	The site boundary has been altered to accord with the boundary of the planning application for this site. The proposed numbers remain unchanged. The change is logical and provides adequate space to provide softening of this boundary of the village.
Elizabeth Crowther (LHH PC)	LONG4	Allocation not justified as not the most appropriate site and evidence has been ignored. Allocation , as shown through current planning application ,is subject to strong local opposition Questions raised about sustainability of the site and impact upon heritage assets . Other suitable and sustainable sites are available in the village.	Subject to mitigation of drainage issues and impact upon heritage assets and landscape the site is considered to be an acceptable allocation. Historic England’s objection is addressed separately .
Anthony Thomas	Long Clawson	Planning decisions in Long Clawson should be deferred until the Local Plan is finalised and the Six Hills development is approved	The LPA has a duty to determine planning applications and decisions can not be deferred as requested. Note that Six Hills is not the subject of a planning application. National planning policy requires the Council to boost significantly the supply of housing, and to co-operate with other local authorities in the Leicester and Leicestershire Housing Market Area to meet the housing needs of the HMA as a whole. Up to date evidence informs the proposed housing requirement. Policy SS6 allows for review of the plan should identified needs change.

Anthony Thomas	Long Clawson	Strong local opposition to development in villages in general and Long Clawson in particular. MBC has ignored local opinion and technical evidence.	The Focused Changes did not include any changes to the hierarchy of settlements and remain as set out in the pre submission draft, and justified by the adequate and proportionate evidence set out in the Review of the Settlement Roles and Relationships Report 2016, and the Consideration of Settlement Roles and Relationships Report to MBC, September 2016.
Antony Cooper	LONG4	Dispute the housing numbers and site locations proposed in Long Clawson and the ability of infrastructure and facilities in the village to accommodate the proposed level of growth. Object to allocation of LONG1 and LONG4 because of conflict with a range issues,including impact upon landscape and heritage assets,highway safety and parking ,drainage and ecology.	National planning policy requires the Council to boost significantly the supply of housing, and to cooperate with other local authorities in the Leicester and Leicestershire Housing Market Area to meet the housing needs of the HMA as a whole. Up to date evidence informs the proposed housing requirement. Policy SS6 allows for review of the plan should identified needs change.he likely impacts of the proposed development of LONG1 and LONG4 have been assessed and taken into account . The allocation requires the impact upon heritage assets and landscape to be mitigated and is subject to the availability of educational capacity and that surface water on the site can be drained without causing or exacerbating flooding elsewhere. Question ability of village infrastructure and facilities to accommodate proposed development .
Melanie Steadman	Long Clawson Infrastructure	Drainage in the village ,which has been recorded as being inadequate,would be unable to accommodate the proposed development. Not convinced that proposed SuDS would work and question future maintenance . School is on a restricted site in a conservation area ;question feasibility of providing additonal capacity. Question selection of both Long Clawson and specific sites for development and ability of local facilites and infrastructure to accommodate proposals. State that village is not accessible and has very limited employment opporunities . Conflicts with emerging Neighbourhood Plan .	The likely impacts of the proposed developments in Long Clawson have been assessed and taken into account . The allocation of individual sites requires specified impact to be mitigated. The allocations are subject to the availability of educational capacity and that surface water on the site can be drained without causing or exacerbating flooding elsewhere.The progress of the Long Clawson,Hose and Harby neighbourhood plan and the difference between the [draft] NDP housing allocations and draft MLP housing allocations is noted. Should the Inspector’s report of the NDP be published and/or a NDP be adopted after Local Plan submission and before the close of the Local Plan Examination Hearings, the Council will consider whether to suggest modifications to the local plan inspector, in respect of its non NDP housing allocations and any housing allocations in the NDP which were not in the submitted MLP.
Paul Girdham	Long Clawson	There is no point in building extra houses where there is not sufficient employment. Although there is employment in Long Clawson, the great majority is low paid and the pay is insufficient to purchase or rent a house in Long Clawson. Because public transport is not sufficient, it would mean that people would have to commute out of the village - completely negating what the government wants. Plan houses where there is employment or promote employment at the same time as housing.	Long Clawson is a sustainable settlement which is proposed to be a Service Centre. The Focused Changes did not include any changes to the hierarchy of settlements and remain as set out in the pre submission draft, and justified by the adequate and proportionate evidence set out in the Reivew of the Settlement Roles and Relationships Report 2016, and the Consideration of Settlement Roles and Relationships Report to MBC, September 2016.
Simon Shouler	FC4 / LONG4	Owner of Grade II* listed building adjacent to LONG4 considers that impact upon heritage assets and drainage have not been satisfacrily addressed. Other sites in the village do not have these constraints.	The allocation of LONG4 has taken account of the impact upon heritage assets and Policy LONG4 requires development needs to pay particular attention to the effect of the development on the conservation area and the setting of adjacent listed buildings.
Paul Girdham	FC4 / LONG1	LONG1 - Plan houses where there is employment or promote employment at the same time as housing. There is no point in building extra houses where there is not sufficient employment. Although there is employment in Long Clawson, the great majority is low paid and the pay is insufficient to purchase or rent a house in Long Clawson. Because public transport is not sufficient, it would mean that people would have to commute out of the village - completely negating what the government wants.	The Focused Changes did not include any changes to the hierarchy of settlements and remain as set out in the pre submission draft, and justified by the adequate and proportionate evidence set out in the Reivew of the Settlement Roles and Relationships Report 2016, and the Consideration of Settlement Roles and Relationships Report to MBC, September 2016.

Paul Girdham	FC4 / LONG2	LONG2 - Plan houses where there is employment or promote employment at the same time as housing. There is no point in building extra houses where there is not sufficient employment. Although there is employment in Long Clawson, the great majority is low paid and the pay is insufficient to purchase or rent a house in Long Clawson. Because public transport is not sufficient, it would mean that people would have to commute out of the village - completely negating what the government wants.	The Focused Changes did not include any changes to the hierarchy of settlements and remain as set out in the pre submission draft, and justified by the adequate and proportionate evidence set out in the Reivew of the Settlement Roles and Relationships Report 2016, and the Consideration of Settlement Roles and Relationships Report to MBC, September 2016.
Paul Girdham	FC4 / LONG3	LONG3 - Plan houses where there is employment or promote employment at the same time as housing. There is no point in building extra houses where there is not sufficient employment. Although there is employment in Long Clawson, the great majority is low paid and the pay is insufficient to purchase or rent a house in Long Clawson. Because public transport is not sufficient, it would mean that people would have to commute out of the village - completely negating what the government wants.	The Focused Changes did not include any changes to the hierarchy of settlements and remain as set out in the pre submission draft, and justified by the adequate and proportionate evidence set out in the Reivew of the Settlement Roles and Relationships Report 2016, and the Consideration of Settlement Roles and Relationships Report to MBC, September 2016.
Paul Girdham	FC4 / LONG4	LONG4 - Plan houses where there is employment or promote employment at the same time as housing. There is no point in building extra houses where there is not sufficient employment. Although there is employment in Long Clawson, the great majority is low paid and the pay is insufficient to purchase or rent a house in Long Clawson. Because public transport is not sufficient, it would mean that people would have to commute out of the village - completely negating what the government wants.	The Focused Changes did not include any changes to the hierarchy of settlements and remain as set out in the pre submission draft, and justified by the adequate and proportionate evidence set out in the Reivew of the Settlement Roles and Relationships Report 2016, and the Consideration of Settlement Roles and Relationships Report to MBC, September 2016.
Paul Girdham	FC4 / LONG5	LONG5 - Plan houses where there is employment or promote employment at the same time as housing. There is no point in building extra houses where there is not sufficient employment. Although there is employment in Long Clawson, the great majority is low paid and the pay is insufficient to purchase or rent a house in Long Clawson. Because public transport is not sufficient, it would mean that people would have to commute out of the village - completely negating what the government wants.	The Focused Changes did not include any changes to the hierarchy of settlements and remain as set out in the pre submission draft, and justified by the adequate and proportionate evidence set out in the Reivew of the Settlement Roles and Relationships Report 2016, and the Consideration of Settlement Roles and Relationships Report to MBC, September 2016.
Anthony Thomas	Long Clawson	The strength of feeling of everyone I have spoken to, (with the exception of the landowners who expect to profit from the housing proposals) are vehemently against the proposals for Long Clawson at least and for the villages generally. MBC are completely and totally ignoring the wishes of the residents of this village at least. Evidence has been produced to highlight the lack of sustainability, lack of flood protection, lack of general infrastructure, lack of safe highways and footpaths. Etc., This seems to have been totally ignored.	The Focused Changes did not include any changes to the hierarchy of settlements and remain as set out in the pre submission draft, and justified by the adequate and proportionate evidence set out in the Reivew of the Settlement Roles and Relationships Report 2016, and the Consideration of Settlement Roles and Relationships Report to MBC, September 2016.
Antony Cooper	LONG4	Proposals conflict with Neighbourhood Plan . Other detailed comments relating to LONG1 and LONG4.	The progress of the Long Clawson neighbourhood plan and the difference between the [draft] NDP housing allocations and draft MLP housing allocations is noted. Should the Inspector's report of the NDP be published and/or a NDP be adopted after Local Plan submission and before the close of the Local Plan Examination Hearings, the Council will consider whether to suggest modifications to the local plan inspector, in respect of its non NDP housing allocations and any housing allocations in the NDP which were not in the submitted MLP. Policy LONG4 satisfactorily addresses these impacts. Detailed comments relating to LONG1 and LONG4 have been addressed above, in response to this resident .
Carole Brown	Long Clawson	Remove LONG4 and replace with LONG5 in the allocate sites list in Policy C1a. remove LONG5 from Policy C1b.	Noted ,but consider that the authority's evidence is robust and proportionate.

Geoff Platts, Environment Agency	LONG2	Re-instate the reference to a requirement for drainage infrastructure	The site that is being referenced needs to be clarified. If necessary, a main modification to this effect will be suggested to the local plan Inspector.
Chris Larson	Long Clawson	Locally produced evidence relating to traffic, flooding and drainage, education and other services has been disregarded. LONG4 has particular issues, including impact upon heritage assets, loss of grazing land and risk of flooding. Need to take account of the emerging Neighbourhood Plan. Note that local community prepared to meet own needs, but not disproportionate numbers proposed in Local Plan, due to inadequate infrastructure. Question need to reduce percentage of affordable housing in Melton Mowbray, the most sustainable location for these dwellings.	<p>The likely impacts of the proposed developments in Long Clawson have been assessed and taken into account. This is based on robust and proportionate evidence. The allocation of individual sites requires specified impact to be mitigated. The allocations are subject to the availability of educational capacity and that surface water on the site can be drained without causing or exacerbating flooding elsewhere. The progress of the Long Clawson, Hose and Harby neighbourhood plan and the difference between the [draft] NDP housing allocations and draft MLP housing allocations is noted. Should the Inspector's report of the NDP be published and/or a NDP be adopted after Local Plan submission and before the close of the Local Plan Examination Hearings, the Council will consider whether to suggest modifications to the local plan inspector, in respect of its non NDP housing allocations and any housing allocations in the NDP which were not in the submitted MLP.</p> <p>The affordable housing percentages are informed by the viability study. Affordable housing needs are found across the Borough. Even at the percentages in the draft policy, most of the affordable housing will be provided in the town, as this is where the most housing numbers overall are to be delivered.</p>