

### Site details

Settlement	Easthorpe	
Site Address	Land East of Green Lane, Easthorpe (site 2)	
SHLAA ref (if available)	MBC/028/16	
Settlement category (Town / Service Centre / Rural Hub)	Easthorpe is being assessed due to its functional relationship with Bottesford.	
Relevant planning history	15/01016/OUT - Demolition of domestic outbuildings and the erection of 9 dwellings, garage block and associated infrastructure. All matters reserved except for access from Manor Road and Green Lane.	
Site Area	Gross site area: 1.13 ha	Net site area: 1.13 ha
Site capacity (based on SHLAA assessment)	Gross Capacity: c30-40 (from SHLAA form)	Net Capacity:18 (@20 d/ph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing  Planning permission granted for nine dwellings four are to be AH.	+

Relationship / connectivity with host settlement;	<p>Site is within 1.1km of Bottesford village centre. Adopted footways provide opportunities for walking and PRow F73 connects Easthorpe Road to Belvoir Road, Bottesford reducing the distance to within 800 metres. There are no bus services running through the village. Bus services run regularly through Bottesford giving access to Melton, Bingham and Grantham (No. 24) and Grantham&lt;&gt;Nottingham (no. 6/X6).</p> <p>The site relates well to the existing built form of Easthorpe along the built up area of Manor Road/Green Lane.</p>	++
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>Bottesford centre is within 1.1 km distance to the northwest. Services and facilities are easily accessible on foot and bicycle via the PRow and highway.</p> <p>The village of Easthorpe has no bus service. There are bus services running from Bottesford Monday to Friday only. Bus stops are located within 800 metres of the site.</p> <p>The Train Station is within 1km distance from the site.</p>	+
Proximity to employment;	<p>Within cycling and walking distance of employment opportunities in Bottesford village centre (1 km), Winterbeck Industrial estate (2km), Orson Lane and Bottesford Industrial Park, Normanton Lane (1.5 km)</p>	+
Availability of public transport;	<p>Bus stop within 800m of site on Grantham Road The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p>	0

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

	<p>Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham&lt;&gt;Grantham where connections can be made to other cities/places.</p>	
Brownfield land.	No – Residential Garden (Easthorpe Lodge)	--
Loss of employment or other beneficial use	<p>Site currently houses a large residential property, swimming pool and garaging.</p> <p>Planning permission has been granted for outline permission for nine dwellings with retention of the existing Easthorpe Lodge.</p>	0

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Site has a frontage to Manor Road and extends along Green Lane which is a single track giving access to a few dwellings and field entrance. There is an adopted footway along the south side of the highway.</p> <p>Planning permission has been for nine dwellings on the land with improvements to Green Lane and the junction with Manor Road secured by condition.</p>	+

Major infrastructure requirements (transport schemes etc)	None identified	++
Infrastructure capacity (schools / GPs / etc);	<p>The GP and Dental services operate in the village and they have capacity .....??</p> <p>Bottesford Primary School and Bottesford Belvoir High School have capacity.</p> <p>This development would create the need for:</p> <p>4 Primary Places 3 Secondary places</p>	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>Opposite the site to the north is a Schedule Monument (list entry 1009195 shifted Medieval Village Earthworks and Moat) and grade II listed building – Easthorpe Manor.</p> <p>Heritage matters were assessed through the planning process and found to be acceptable subject to trial trenching.</p>	+
Flooding/Drainage	<p>Site frontage falls within flood zone 3 of the EA mapping the remainder of the site lies within flood zone 1.</p> <p>Following review of the borough for the SFRA (jflow+) the site frontage is lying with the floodzone 3b and are subject to potential flood risk described ‘as low risk’ leading to caution.</p> <p>Flood issues were assessed through the planning process and found to be acceptable.</p>	+
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	The site has no national designation. Protected species have been recorded on site and mitigation is possible.	+

TPO / Ancient woodland;	<p>Four of the site frontage trees (1no. Red Oak and 3 no. common Beech) are subject to Tree Preservation Orders. (151/904/6).</p> <p>The Trees create a strong visual amenity and should be retained.</p>	+
Historic Park;	None	++
Technical constraints (contamination / land stability);	<p>None identified.</p> <p>Archaeology interest on site</p>	++
Landscape designation ( <i>influence report – designation</i> ).	<p>LCZ3 Bottesford Southeast covers the site. The open landscape from the south forms a positive gateway to the historic hamlet of Easthorpe. This LCZ has high overall landscape sensitivity to residential development by virtue of its role in forming the intrinsic setting to the historic hamlet of Easthorpe and separation between settlement of differing characters. Aspects such as the intimate/small scale and largely intact landscape pattern, and medieval ridge and furrow field systems would also be <b>highly sensitive</b> due to the historic legacy and their vulnerability to residential development, as well as their function relations to the settlement's evolution.</p> <p>The site falls within the Area of Separation for Bottesford and Easthorpe.</p> <p>The site is in use as residential garden and contains an array of domestic outbuildings/structures. The site is contained and screened from the open country to the south by other residential dwellings. It is not considered that the site provides</p>	--

	a function for the AoS being enclosed and in residential use.	
Visual Impact	<p>The site has a street frontage and contains a residential dwelling and garage. It is well related to existing pattern of development. Retention of the frontage trees (TPO) will assist in maintaining the open character and a low density scheme may be more appropriate in this location.</p> <p>Views from the south are screened by Vale End House sitting to the south of the site and therefore development would not be viewed within the open countryside</p>	++
Agricultural Land classification	2	--
Noise or other pollutants	None identified.	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No known constraints	++

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

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

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

### **Sustainability Appraisal summary**

N/A

### **Overall summary**

The site is within close proximity to the centre of Bottesford and public transport options. The site is in residential use containing the dwelling, garaging, swimming pool, tennis courts and is well contained. Mature trees along the site frontage are subject to TPO's. The site lies within the AoS but due to the relationship with the built form of Easthorpe and its enclosure the site is not considered to undermine the AoS. Outline planning granted 2015 for nine dwellings to the rear of Easthorpe Lodge with widening of Green Lane and improvements to the junction with Manor Road.

Site suitable for development although unlikely to accommodate more than the 9 with planning permission

### **Mitigation / Issues to address in policy**

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

- Heritage and Archaeology mitigation
- Biodiversity/Ecology
- Possible flood risk mitigation

## Consultation Responses



### Site details

Settlement	Easthorpe	
Site Address	Land East of Castlevue Road, Easthorpe	
SHLAA ref (if available)	MBC/077/13	
Settlement category (Town / Service Centre / Rural Hub)	Easthorpe is being assessed due to its functional relationship with Bottesford.	
Relevant planning history	None	
Site Area	Gross site area: 0.86 ha	Net site area: ha
Site capacity (based on SHLAA assessment)	Gross Capacity: 26 (from SHLAA form)	Net Capacity: 24 (@30dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 1.3km of Bottesford village centre. Adopted footways provide opportunities for walking and connects Easthorpe Road to Belvoir Road, Bottesford. There are no bus services running through the village. Bus services run	+

	<p>regularly through Bottesford giving access to Melton, Bingham and Grantham (No. 24) and Grantham&lt;-&gt;Nottingham (no. 6/X6).</p> <p>Most of the site is poorly related to the existing built form of Easthorpe and forms an important function as the setting to the village</p>	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>Bottesford center is within 1.7km using highway and 1.3 km distance to the northwest using the PROW F74 shortcut . Services and facilities are accessible on foot and bicycle.</p> <p>The village of Easthorpe has no bus service. There are bus services running from Bottesford to major towns of Melton, Grantham and Nottingham city centre Monday to Friday only. Bus stops are located within 1.4km metres of the site along Grantham Road.</p> <p>The Train Station is within 1.6km distance from the site.</p>	+
Proximity to employment;	<p>Within cycling and walking distance of employment opportunities in Bottesford village centre (1.3 km using PROW shortcut, 1.7km using highway), Winterbeck Industrial estate, Orson Lane (2km) and Bottesford Industrial Park, Normanton Lane (1.8km)</p>	+
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to</p>	0

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

	Bingham and Nottingham Monday-Friday only.  Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham<>Grantham where connections can be made to other cities/places.	
Brownfield land.	No. Greenfield	--
Loss of employment or other beneficial use	Used as a paddock	0

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	There is a footway opposite the site leading into the village. There is a large grass verge fronting the site which would be capable of extending the footway to the north. Castlevue Road further to the south of the site is reduced in width and has no footway on either side and meets the trunk road (A52).  There are no nearby Public Rights of Ways that could connect the site to the wider network.	+
Major infrastructure requirements (transport schemes etc)	Extension of Footway may be required.  Modifications/restrictions to the junction with the A52	+

Infrastructure capacity (schools / GPs / etc);	<p>The GP and Dental services operate in the village and they have capacity .....??</p> <p>Bottesford Primary School and Bottesford Belvoir High School have capacity</p> <p>This development would create the need for:</p> <p>6 Primary Places 4 Secondary places</p>	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>There are no listed buildings on the site however the site wraps around a Grade II listed and the Conservation Area bounds the site to the west.</p> <p>Development in such close proximity could impact upon the setting of the dwelling and reduces the amount of developable area.</p> <p>.</p>	-
Flooding/Drainage	The site falls within flood zone 1 of the EA mapping. Following review of the borough for the SFRA (jflow+) the site frontage lies within the remodelled flood zone 2 and 3b and may effect exit and egress from the site.	0
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designation. No known protected species within the vicinity.	++
TPO / Ancient woodland;	None	++

Historic Park;	None	++
Technical constraints (contamination / land stability);	Site frontage subject to flood risk.	+
Landscape designation ( <i>influence report – designation</i> ).	LCZ3 Bottesford Southeast covers the site. The open landscape forms a positive gateway to the historic hamlet of Easthorpe. This LCZ has high overall landscape sensitivity to residential development by virtue of its role in forming the intrinsic setting to the historic hamlet of Easthorpe and separation between settlement of differing characters. Aspects such as the intimate/small scale and largely intact landscape pattern, and medieval ridge and furrow field systems would also be <b>highly</b> sensitive due to the historic legacy and their vulnerability to residential development, as well as their function relations to the settlement's evolution.	--
Visual Impact	<p>This site forms part of the open break between Bottesford and Easthorpe and the A52. Much of the proposed site is physically separate from the built form of Easthorpe</p> <p>Site forms open approach to the village with wide views across fields to Bottesford and south towards Belvoir.</p>	-
Agricultural Land classification	2	--

Noise or other pollutants	Potential noise issues arising from proximity to A52	+
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Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Noise and flood risk attenuation will need to be addressed	+
Known market constraints;		++
Land ownership constraints;	Single ownership	++

#### Expected Delivery (Trajectory)

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

#### Sustainability Appraisal summary

N/A

**Overall summary**

This edge of settlement location is highly sensitive to residential development and potential to create a harsh urban edge to the historic settlement. Potential impact upon designated Heritage Assets affecting the setting. The site is located some distance from the services and facilities within Bottesford, including the bus services. No direct walking access which would be taken from the public highway through the village of Easthorpe. BVM agricultural land should be avoided. It is not considered that the site should be taken forward for large housing allocation.

**Mitigation / Issues to address in policy**

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

- Sustainable transport solutions and contributions to smarter choices
- Provision of footway
- Potential noise mitigation
- Possible flood risk mitigation

Grade 2 agricultural land cannot be mitigated

**Consultation Responses**

### Site details

Settlement	Easthorpe	
Site Address	Land West of Castlevue Road, Easthorpe	
SHLAA ref (if available)	MBC/009/13 & MBC/009/15	
Settlement category (Town / Service Centre / Rural Hub)	Easthorpe is being assessed due to its functional relationship with Bottesford.	
Relevant planning history	Various planning permissions granted for change of use of the agricultural barns to offices, light industrial and beauty practice.	
Site Area	Gross site area: 3.8 ha	Net site area: 1.35 ha
Site capacity (based on SHLAA assessment)	Gross Capacity: c114 (from SHLAA form)	Net Capacity: 33 (@30dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 1km of Bottesford village centre. Adopted footways provide opportunities for walking and connects Easthorpe Road to Belvoir Road, Bottesford. There are no bus services running through the village. Bus services run	+



	<p>regularly through Bottesford giving access to Melton, Bingham and Grantham (No. 24) and Grantham&lt;-&gt;Nottingham (no. 6/X6).</p> <p>Most of the site is poorly related to the existing built form of Easthorpe and forms an important function as the setting to the village</p>	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>Bottesford center is within 1.7km using highway and 1.3 km distance to the northwest using the PROW F74 shortcut . Services and facilities are accessible on foot and bicycle.</p> <p>The village of Easthorpe has no bus service. There are bus services running from Bottesford to major towns of Melton, Grantham and Nottingham city centre Monday to Friday only. Bus stops are located within 1.4km metres of the site along Grantham Road.</p> <p>The Train Station is within 1.6km distance from the site.</p>	+
Proximity to employment;	<p>Within cycling and walking distance of employment opportunities in Bottesford village centre (1.3 km using PROW shortcut, 1.7km using highway), Winterbeck Industrial estate, Orson Lane (2km) and Bottesford Industrial Park, Normanton Lane (1.8km)</p>	+
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to</p>	0

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

	Bingham and Nottingham Monday-Friday only.  Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham<>Grantham where connections can be made to other cities/places.	
Brownfield land.	Mixed – agricultural farming land surrounds agricultural and commercial buildings	-
Loss of employment or other beneficial use	Units on site are in mix use, containing light industrial, B1 Office and storage use.	-

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	There is a footway from the existing access point leading into the village. Castleview Road further to the south of the site (much of the sites frontage) is reduced in width and has no footway and meets the trunk road (A52).  There are no public footpaths within the site itself but PRoW F74 runs along the southern boundary of the adjacent field. (SHLAA MBC/026/16)	+
Major infrastructure requirements (transport schemes etc)	Extension of Footway may be required.  Modifications/restrictions to the junction with the A52	+

Infrastructure capacity (schools / GPs / etc);	<p>The GP and Dental services operate in the village and they have capacity .....??</p> <p>Bottesford Primary School and Bottesford Belvoir High School have capacity</p> <p>This development would create the need for:</p> <p>8 Primary Places 6 Secondary places</p>	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>There are no listed buildings on the site however the Conservation Area bounds the site to the northeast.</p> <p>The closest LB is at number 15 Castlevie Road opposite the site to the northeast. May require mitigation.</p> <p>.</p>	+
Flooding/Drainage	<p>The site falls within flood zone 1 of the EA mapping. Following review of the borough for the SFRA (jflow+) parts of the site are lying with the floodzone 3b and are subject to potential flood risk described 'as low risk'</p> <p>Surface water flooding may occur in the southwest corner.</p>	+
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	No national designation. No known protected species within the vicinity.	++
TPO / Ancient woodland;	None	++

Historic Park;	None	++
Technical constraints (contamination / land stability);	Parts of the site subject to low flood risk of flooding from surface water and fluvial flooding.	+
Landscape designation ( <i>influence report – designation</i> ).	<p>LCZ3 Bottesford Southeast covers the site. The open landscape forms a positive gateway to the historic hamlet of Easthorpe. This LCZ has <b>high</b> overall landscape sensitivity to residential development by virtue of its role in forming the intrinsic setting to the historic hamlet of Easthorpe and separation between settlement of differing characters. Aspects such as the intimate/small scale and largely intact landscape pattern, and medieval ridge and furrow field systems would also be highly sensitive due to the historic legacy and their vulnerability to residential development, as well as their function relations to the settlement's evolution.</p> <p>The site falls within the Area of Separation for Bottesford and Easthorpe. The area is considered to be sensitive to development and important for maintaining the individual character of the two settlements.</p>	--
Visual Impact	<p>This site forms part of the open break between Bottesford and Easthorpe and the A52. Much of the proposed site is physically separate from the built form of Easthorpe</p> <p>Site forms open approach to the village with wide views across fields to Bottesford and south towards Belvoir.</p>	--

Agricultural Land classification	2	--
Noise or other pollutants	Contamination from the farming practice may be present on site requiring assessment/mitigation.  Potential noise issues arising from proximity to A52	-

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;		+
Known market constraints;		++
Land ownership constraints;	Single ownership	++

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

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

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

<b>Overall summary</b>
Parts of the site are in active use providing small scale employment opportunities for the area. The farming land falls within ALC 2. The site lies within the AoS and has potential for flood risk which is recorded as 'low' informed by the SFRA. This edge of settlement location is highly sensitive to residential development and potential to create a harsh urban edge to the historic settlement. The site is located some distance from the services and facilities within Bottesford, including the bus services, although there is good footpath connection to these adjacent to the site. BVM agricultural land should be avoided. It is not considered that the site should be taken forward for large housing allocation.

<b>Mitigation / Issues to address in policy</b>
<p>Sensitive design of layout and landscaping to respond to the settlement fringe, and nearby heritage assets</p> <ul style="list-style-type: none"> <li>• Sustainable transport solutions and contributions to smarter choices</li> <li>• Provision of footway</li> <li>• Loss of any hedgerows/trees</li> <li>• Biodiversity/Ecology</li> <li>• Potential contamination and noise mitigation</li> <li>• Possible flood risk mitigation</li> <li>•</li> </ul> <p>Grade 2 agricultural land cannot be mitigated</p>

<b>Consultation Responses</b>
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### Site details

Settlement	Easthorpe	
Site Address	Land south of Vale End House, Easthorpe (Green Lane)	
SHLAA ref (if available)	MBC/026/16	
Settlement category (Town / Service Centre / Rural Hub)	Easthorpe is being assessed due to its functional relationship with Bottesford.	
Relevant planning history		
Site Area	Gross site area: 2.6 ha	Net site area: 2.6 ha
Site capacity (based on SHLAA assessment)	Gross Capacity: c40-50 (from SHLAA form)	Net Capacity: 52 (@ 25dph)

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	++
Relationship / connectivity with host settlement;	Site is within 1.3km of Bottesford village centre. Adopted footways provide opportunities for walking and PRow F73 connects Easthorpe Road to Belvoir Road, Bottesford. There are no bus services running through the village. Bus services	+



	<p>run regularly through Bottesford giving access to Melton, Bingham and Grantham (No. 24) and Grantham&lt;&gt;Nottingham (no. 6/X6).</p> <p>Most of the site is poorly related to the existing built form of Easthorpe and forms an important function as the setting to the village</p>	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>Bottesford centre is within 1.3km using the highway and 1km distance to the northwest using the PRow F73 shortcut . Services and facilities are accessible on foot and bicycle.</p> <p>The village of Easthorpe has no bus service. There are bus services running from Bottesford to major towns of Melton, Grantham and Nottingham city centre Monday to Friday only. Bus stops are located within 1.4km of the site along Grantham Road.</p> <p>The Train Station is within 1.1km distance from the site.</p>	+
Proximity to employment;	<p>Within cycling and walking distance of employment opportunities in Bottesford village centre (1km using PRow shortcut, 1.3km using highway), Winterbeck Industrial estate, Orson Lane (2km) and Bottesford Industrial Park, Normanton Lane (1.5km)</p>	+
Availability of public transport;	<p>The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to</p>	0

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

	Bingham and Nottingham Monday-Friday only.  Bottesford Train Station is managed by East Midlands Trains. There is a regular service running to Nottingham<>Grantham where connections can be made to other cities/places.	
Brownfield land.	No. Pasture land	--
Loss of employment or other beneficial use	No	0

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Green Lane is a single track giving access to a few dwellings and field entrance. There are no footway provisions. Unlikely to be suitable without widening and improvements.</p> <p>Planning permission has been granted for 9 dwellings on land to the north of the site and improvements to Green Lane and the junction with Manor Road are to be undertaken.</p> <p>Public Rights of Way F74 runs along the southern boundary of the site and gives access to the wider network and Bottesford village hall. (700m)</p>	0

Major infrastructure requirements (transport schemes etc)	Widening of Green Lane and provision of footways to access site would be required	0
Infrastructure capacity (schools / GPs / etc);	<p>The GP and Dental services operate in the village and they have capacity .....??</p> <p>Bottesford Primary School and Bottesford Belvoir High School have capacity.</p> <p>This development would create the need for:</p> <p>12 Primary Places 9 Secondary places</p>	++
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>The field is Ancient Ridge and Furrow and has potential for archaeology artefacts.</p> <p>To the north on Manor Road is a Schedule Monument (list entry 1009195 shifted Medieval Village Earthworks and Moat) and grade II listed building – Easthorpe Manor. However this site is located some distance from the SM and would be unlikely to have a direct effect on setting, although new access to the site would have an effect.</p>	-
Flooding/Drainage	<p>The site falls within flood zone 1 of the EA mapping. The junction with Manor Road falls within the flood zone 2/3 as does most of the village.</p> <p>Following review of the borough for the SFRA (jflow+) the entrance of the site is lying with the floodzone 3b and are subject to potential flood risk described 'as low risk' leading to caution.</p>	+

Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	The site has no national designation. There are no recorded protected species on the site.	++
TPO / Ancient woodland;	There are no TPO trees on the site.	++
Historic Park;	None	++
Technical constraints (contamination / land stability);	Access requirements Archaeology trial trenching  Loss of Ancient Ridge and Furrow	+
Landscape designation ( <i>influence report – designation</i> ).	<p>LCZ3 Bottesford Southeast covers the site. The open landscape forms a positive gateway to the historic hamlet of Easthorpe. This LCZ <b>has high overall</b> landscape sensitivity to residential development by virtue of its role in forming the intrinsic setting to the historic hamlet of Easthorpe and separation between settlement of differing characters. Aspects such as the intimate/small scale and largely intact landscape pattern, and medieval ridge and furrow field systems would also be highly sensitive due to the historic legacy and their vulnerability to residential development, as well as their function relations to the settlement's evolution.</p> <p>The site falls within the Area of Separation for Bottesford and Easthorpe. The area is considered to be sensitive to development and important for maintaining the individual character of the two settlements.</p>	--

Visual Impact	<p>This site forms part of the open break between Bottesford and Easthorpe and the A52. Much of the proposed site is physically separate from the built form of Easthorpe</p> <p>Site forms open approach to the village with wide views across fields to Bottesford and south towards Belvoir.</p>	--
Agricultural Land classification	2	--
Noise or other pollutants	Potential noise issues arising from proximity to A52	+

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Trial trenching and access constraints to be addressed	+
Known market constraints;		++
Land ownership constraints;	Single ownership	++

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

### **Sustainability Appraisal summary**

N/A

### **Overall summary**

Site lies to the south of the main centre of Easthorpe and not well related to the built up core and forms the wider setting to Easthorpe and Bottesford as recognised by the AoS assessment. The ridge and furrow field contributes to the setting of the village and may have high Archaeology interest which will need to be assessed. This edge of settlement location is highly sensitive to residential development and potential to create a harsh urban edge to the historic settlement. Site BMV agricultural land. Would require new access along Green Lane which may have an impact on the SM located on Manor Road. The site is located within a reasonable distance from the services and facilities within Bottesford, including the bus and train service and has a good footpath connection to these adjacent to the site. It is not considered that the site should be taken forward for large housing allocation at this present time.

### **Mitigation / Issues to address in policy**

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

- Archaeology mitigation
- Provision of improved access and footway from site along Green Lane
- Possible flood risk mitigation

However Ag land classification and AoS cannot be mitigated against

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Consultation Responses
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### Site details

Settlement	Easthorpe	
Site Address	Land west of Green Lane, Easthorpe (site 1)	
SHLAA ref (if available)	MBC/027/16	
Settlement category (Town / Service Centre / Rural Hub)	Easthorpe is being assessed due to its functional relationship with Bottesford.	
Relevant planning history	Planning permission granted for 9 dwellings	
Site Area	Gross site area: 1.39 ha	Net site area: 0.7 ha
Site capacity (based on SHLAA assessment)	Gross Capacity: c30-40 (from SHLAA form)	Net Capacity:9 site with pl p

### Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Delivery of Market and Affordable Housing	+
Relationship / connectivity with host settlement;	Site is within 1.1km of Bottesford village centre. Adopted footways provide opportunities for walking and PRow F73 connects Easthorpe Road to Belvoir Road, Bottesford reducing the distance to within 800 metres. There are no bus services	++



	<p>running through the village. Bus services run regularly through Bottesford giving access to Melton, Bingham and Grantham (No. 24) and Grantham&lt;&gt;Nottingham (no. 6/X6).</p> <p>The site relates well to the existing built form of Easthorpe along the built up area of Manor Road/Green Lane.</p>	
Access to services and facilities (by foot (ideally 800m <sup>1</sup> ) / bicycle (2km) or public transport.	<p>Bottesford centre is within 1.1 km distance to the northwest. Services and facilities are easily accessible on foot and bicycle via the PRoW and highway.</p> <p>The village of Easthorpe has no bus service. There are bus services running from Bottesford Monday to Friday only. Bus stops are located within 800 metres of the site.</p> <p>The Train Station is within 1km distance from the site.</p>	+
Proximity to employment;	Within cycling and walking distance of employment opportunities in Bottesford village centre (1 km), Winterbeck Industrial estate (2km), Orson Lane and Bottesford Industrial Park, Normanton Lane (1.5 km)	+
Availability of public transport;	<p>Bus stop within 800m of site on Grantham Road The No. 24 bus service runs hourly Monday-Friday to Melton Mowbray town centre and Melton train station.</p> <p>The No. 6/X6 Centrebus runs hourly to Grantham Monday-Friday only</p> <p>Rushcliffe Mainline – Trent Barton runs infrequently to Bingham and Nottingham Monday-Friday only.</p> <p>Bottesford Train Station is managed by East Midlands Trains.</p>	0

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

	There is a regular service running to Nottingham<>Grantham where connections can be made to other cities/places.	
Brownfield land.	No – grassed paddock	--
Loss of employment or other beneficial use	No	0

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>Site has a frontage to Manor Road and extends along Green Lane which is a single track giving access to a few dwellings and field entrance. There is an adopted footway along the south side of the highway.</p> <p>Planning permission has been granted for 9 dwellings on land to the east of the site and improvements to Green Lane and the junction with Manor Road are to be undertaken. Additional improvements may be required to access additional dwellings in this location</p>	+
Major infrastructure requirements (transport schemes etc)	None	++

<p>Infrastructure capacity (schools / GPs / etc);</p>	<p>The GP and Dental services operate in the village and they have capacity .....??</p> <p>Bottesford Primary School and Bottesford Belvoir High School have capacity.</p> <p>This development would create the need for:</p> <p>3 Primary Places 2 Secondary places</p>	<p>++</p>
<p>Heritage Assets (SMs, listed buildings, CAs, archaeology);</p>	<p>The conservation area sits along the west boundary.</p> <p>Opposite the site to the north is a Schedule Monument (list entry 1009195 shifted Medieval Village Earthworks and Moat) and grade II listed building – Easthorpe Manor.</p> <p>The field forms the open landscape to the former medieval village and Manor House and would arguably form the setting. The intervening tree planting on the site screens the site from view however loss of some of its agricultural and pastoral setting will occur. The impact would not be significant.</p> <p>The adjacent site (SHLAA MBC/28/16) has recently been granted planning permission where it was concluded that there would not be a significant impact upon designated heritage assets.</p>	<p>+</p>
<p>Flooding/Drainage</p>	<p>Parts of the site along the west and north boundary falls within flood zone 3 of the EA mapping.</p> <p>Following review of the borough for the SFRA (jflow+) the site frontage and top southeast corner of the site is lying with the floodzone 3b and are subject to potential flood risk described 'as low risk' leading to caution.</p>	<p>0</p>

Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	<p>The site has no national designation. There are no recorded protected species on the site but recorded on the site opposite.</p> <p>The site may provide foraging opportunities given its tree coverage and greenfield status</p>	+
TPO / Ancient woodland;	<p>Four of the site frontage trees (London Plane) are subject to Tree Preservation Orders. (151/904/6).</p> <p>The east boundary contains large mature trees and encloses the site. A hedgerow forms the south, north and west boundary.</p> <p>The Trees create a strong visual amenity and should be retained</p>	+
Historic Park;	None	++
Technical constraints (contamination / land stability);	Archaeology interest may require trial trenching	++
Landscape designation ( <i>influence report – designation</i> ).	LCZ3 Bottesford Southeast covers the site. The open landscape from the south forms a positive gateway to the historic hamlet of Easthorpe. This LCZ has <b>high</b> overall landscape sensitivity to residential development by virtue of its role in forming the intrinsic setting to the historic hamlet of Easthorpe and separation between settlement of differing characters. Aspects such as the intimate/small scale and largely intact landscape pattern, and medieval ridge and furrow field systems would also be highly sensitive due to the historic legacy and their vulnerability to residential development, as well as their function relations to the settlement's evolution.	--

	<p>The site falls within the Area of Separation for Bottesford and Easthorpe.</p> <p>Development of this site requires careful consideration of scale, density and massing ensuring that a harsh urban edge to the settlement is avoided. Whilst within the AoS there is built form either side of the site which extends further back from the highway and providing a similar pattern is followed it could be a reasonable option for housing development.</p>	
Visual Impact	<p>Flat field with no significant views. The site has a street frontage and relates well to properties on Manor Road. Most of the dwellings along Manor Road are set back from the highway creating a sense of openness. Retention of the frontage trees (TPO) will assist in maintain the open character and a low density scheme may be more appropriate in this location.</p> <p>Views from the south will be against the back drop of the village settlement and would be viewed as part of the settlement.</p> <p>Development of this site requires careful consideration of scale, density and massing ensuring that a harsh urban edge to the settlement is avoided. Whilst within the AoS there is built form either side of the site which extends further back from the highway and providing a similar pattern is followed it could be a reasonable option for housing development. May need to consider making site area smaller to form a rounding off of development.</p>	++
Agricultural Land classification	2	--

Noise or other pollutants	None identified.	++
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Deliverability constraints		
Issue	Comments	Potential impacts
Viability;		++
Known market constraints;		++
Land ownership constraints;	Single ownership	++

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

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

#### **Sustainability Appraisal summary**

N/A

**Overall summary**

The site is within close proximity to the centre of Bottesford and public transport options. The grass paddock provides a visual break along Manor Road which is sparsely populated and contains mature trees, some subject to TPO's. However the site is not important for views into or out of the village and relates well to the exiting pattern of development. The site lies within the AoS but due to the relationship with the built form of Easthorpe the site could accommodate small scale of development similar to the neighbouring site. (SHLAA MBC/028/16). Flood mitigation will be required which could influence how the site is developed.

**Mitigation / Issues to address in policy**

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

- Archaeology mitigation
- Biodiversity/Ecology
- Possible flood risk mitigation
- Smaller site area with low density scheme as an infill

**Consultation Responses**