

Hallaton site 1 – Land off Tugwell lane (SHLAA Ref A/HA/HSG/03)

1. Overview

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for Neighbourhood Plan (NP) making purposes. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters that will require approval as a part of testing a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations are prioritised for potential residential development. The approach uses publicly available data including from the local authority Strategic Housing Land Availability Assessment (SHLAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection, it is a best practise tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. The SSA's are fully compliant with the National Planning Policy Framework (2012) advice and guidance.

Working in partnership with landowners and Harborough District Council (HDC) will enable a positive SSA process that meets the housing target and affordable housing requirements in HDC's emerging Local Plan.

2. Site Selection Criteria

A scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score is used. Twenty seven indicators are evaluated and the site with the highest green rating score is the one which is ranked as being the most sustainable.

- Red is scored for a negative assessment where significant mitigation is required;
A red scoring site will not usually be allocated for development if higher scoring sites are available.
- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
An amber scoring site will require remediation works to be developed, it may be allocated if no green scoring sites are available.
- Green is scored for a positive assessment with no major constraints on residential development.
A green scoring site can be developed subject to owner and community support, market demands, full planning consent and financial viability.

Within the different scoring categories sites will be ranked on their individual score - effectively green minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	HDC SHLAA Ref (A/HA/HSG/03) – HDC state “not suitable, not currently available and not currently developable”.
Site name and address:	Land off Tugwell Lane.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	0.6HA – Approximately 16 units (3 bed houses).	Amber
Current Use:	The site comprises of an arable field and a football pitch, therefore it would be a loss of an important local asset.	Red
Adjoining Uses:	The site adjoins the current village envelope and has an open Countryside view, Tugwell Lane forms the Eastern boundary.	Amber
Topography:	A steeply sloping site with ground levels that would require substantial mitigation.	Amber
Ridge and Furrow	A range of earthworks, ridge and furrow grade 3.	Amber
Greenfield or Previously Developed Land?	A greenfield site.	Red
Good Quality Agricultural Land?	The whole site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
Site availability - Single ownership or multiple ownership?	Single ownership.	Green
Landscape & Visual Impact Assessment (LVIA)	A very attractive location with open panoramic vistas including a view of Castle Hill. Site is within the High Leicestershire Landscape Character Area, the most sensitive location in Harborough District. Open	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	aspects are found to the Western boundary and the location is heavily planted along Tugwell Lane, development would cause substantial harm to quality.	
Important Trees, Woodlands & Hedgerows?	Several large, mature trees are dotted along the boundaries of the site, these will need to be fully protected. Substantial hedgerows in sections around the site. Development would harm or require removal of a mature tree and/or hedge.	Amber
Relationship with existing pattern of built development?	The location is mainly detached from the village and is surrounded by open countryside on three boundaries with some pedestrian connectivity on unadopted trails but only low standard vehicular links to the current built form. Site is adjacent to a desirable residential part of the village and is overlooked by two homes, additional planting would mitigate this loss of amenity.	Red
Local Biodiversity considerations?	Grassland flora and foraging birds, hirundines and wagtails. A score of 2.	Amber
Listed Building or important built assets?	The church of St Michaels and all angels is within view.	Amber
Impact on the Conservation Area or its setting?	Half of the site is within the Hallaton conservation area and this area should be fully protected from residential development on this scale.	Red
Safe pedestrian access to and from the site?	No existing provision although Tugwell Lane is a narrow country Lane that could be opened up to ensure connectivity to the nearby footways, very challenging to provide pedestrian access into the site – but probably possible.	Amber
Safe vehicular access to and from the site?	No adequate vehicular provision in to the site. Access cannot be easily provided, as the Lane is inadequate for highways safety purposes due to the space standards and visibility spays that will be required. Neither, Goadby Road or Churchgate are considered suitable (by HDC) for additional traffic due to their location outside the current built form.	Red
Impact on existing vehicular traffic?	A medium impact from this medium number of units on the existing village centre.	Amber
Distance to designated village centre, Stenning Hall.	A walking distance of about 450m to the community facilities.	Red
Distance to Primary school.	Hallaton CE Primary school is about 200m from the centre of the site.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Current existing informal/formal recreational opportunities on site?	Football/games field, adjacent to the school and the use is linked to the children’s educational development.	Red
Ancient monuments or archaeological remains?	None found on the site.	Green
Any public rights of ways/bridle paths?	A major footpath crosses through the centre of the site and a further ROW serves the cemetery to the Southern boundary, very difficult to re-route. The whole area is designated as having public access.	Red
Gas, oil, pipelines and networks & electricity transmission network?	A utilities cable is found to the Eastern boundary of the site and this would require relocating.	Amber
Any noise issues?	No noise issues identified, a very tranquil location.	Green
Any contamination issues?	Small spoil tips identified on site and will require professional investigation.	Amber
Any known flooding issues?	The site is within flood zone 1 and will probably not require a professional hydrology survey, Medbourne Brook is found to the South of the site.	Green
Any drainage issues?	A small amount of pooling found on site, should be easily remediated.	Amber
	Red - 9 Amber - 13 Green - 5	A RED SCORING SITE OF MINUS 4.