

## Hallaton 11 – Land on Hogg Lane

### **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 :	No SHLAA Ref.
Site name and address:	Land on Hogg Lane.

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
Site area and capacity:	0.3HA – Approximately 8 units (3 bed houses). Green
Current Use:	The site is currently used as a play and seating area and development would result in the loss of an important local asset. Red
Adjoining Uses:	The site is near to the current village envelope but it has an open rural aspect with panoramic open vistas to the Southern and Western elevations. The nearby residential units do not impose on the open countryside feel of the site. Amber
Topography:	A combination of a flat and sloping site with level changes that will require major mitigation. Amber
Ridge and Furrow?	None identified. Green
Greenfield or Previously Developed Land?	A mixture of a brownfield and a greenfield site. Amber
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)	The view from the top elevation of the field is of exceptional quality, the location feels very rural in character and is of a very high LVIA quality. The site is within the High Leicestershire Landscape Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
	Character Area, the most sensitive location in Harborough District. Development would cause substantial harm to the quality and amenity of adjoining residents and allotment holders.
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	Several mature trees are in place within the site and an established hedgerow is adjacent - all of these will need to be fully protected. Development would require substantial mitigation measures.
<b>Relationship with existing pattern of built development?</b>	Although the site is adjacent to a small number of existing HIST owned residential properties it does not provide a logical extension to the village, the prominent visibility would be undermined.
<b>Local Biodiversity considerations?</b>	No major issues, a score of 2.
<b>Listed Building or important built assets?</b>	The HIST buildings abutting the site are currently listed so HDC conservation officer indicates substantial harm.
<b>Impact on the Conservation Area or its setting?</b>	The site is wholly inside the Hallaton conservation area (2005) and development would cause substantial harm.
<b>Safe pedestrian access to and from the site?</b>	An access is in place along Hogg Lane, it should be straightforward to create a new access and ensure pedestrian connectivity with the village centre.
<b>Safe vehicular access to and from the site?</b>	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 size and location outside the current built form, the same is likely to the case for Hogg Lane.
<b>Impact on existing vehicular traffic?</b>	A modest impact from this small number of units on the existing village centre.
<b>Distance to designated village centre, Stenning Hall.</b>	A walking distance of approximately 120m to the village centre community facilities.
<b>Distance to Primary school.</b>	Hallaton CE Primary school is about 180m walk from the centre of the site.
<b>Current existing informal/formal recreational opportunities on site?</b>	A small children's play area makes up a part of the site and this, and/or an adjacent parcel of land may be classified as a local green space in the NP.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<b>Ancient monuments or archaeological remains?</b>	None found on the site.	Green
<b>Any public rights of ways/bridle paths?</b>	A footpath classed as a legal ROW is found adjacent to the site and it should be possible to protect this in a sensitive design solution.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?</b>	None found, although an electricity sub-station is adjacent to the site and this may require re-siting.	Green
<b>Any noise issues?</b>	None identified, a very tranquil and special location.	Green
<b>Any contamination issues?</b>	The site is adjacent to "in use" allotments and also near to a potential land contamination site so further investigations may be necessary.	Green
<b>Any known flooding issues?</b>	The site is within flood zone 1 and will not require a professional hydrology survey for this number of units (unless required by HDC planners).	Green
<b>Any drainage issues?</b>	No problems identified on site, due to the gentle slope.	Green
	<b>Red - 7</b> <b>Amber - 7</b> <b>Green - 13</b>	<b>A GREEN SCORING SITE of 6.</b>