

Hallaton 12 – Land adjacent to the Fox Inn.

1. Introduction

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 of Assessor	Derek Doran BSc (Hons) MCIH MBA

Site - Details	
Site reference : (SHLAA)	No SHLAA reference, adjacent sites show highways access acceptable.
Site name and address:	Land adjacent to the Fox Inn.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site capacity:	Analysis 0.20HA. Approximately 4 units.	Green
Current Use:	An unkempt paddock area, with little amenity.	Green
Adjoining Uses:	Adjacent to residential dwellings, a classical “infill” site within the current village envelope.	Green
Topography:	An uneven and sloping site that will require major earthworks to allow development.	Amber
Ridge and Furrow?	None found on site.	Green
Greenfield or Previously Developed Land?	Greenfield paddock land (grazing sheep on visit).	Red
Good Quality Agricultural Land?	The site is ostensibly classified as grade 3 agricultural land but appears low grade, this might not be agricultural land of a good to moderate quality.	Amber
Site availability - Single ownership or multiple ownership?	Single trust ownership with multiple trustees.	Amber

Landscape Quality - Visual Impact Assessment?	A high profile “corner” location and existing trees provide a rural feel to the area. Potentially substantial harm to quality, but this could be reduced with a high quality design that protects the natural environment. That is essential to maintain neighbours existing amenity and privacy.	Amber
Important Trees, Woodlands & Hedgerows?	Large mature trees are in place within the site and these would have to be protected, this can be achieved by a high quality design solution.	Amber
Relationship with existing pattern of built development?	As an infill site it will have an easy relationship with the current built form if well designed and sympathetic to its surroundings.	Green
Local Biodiversity considerations?	Minor considerations. A score of 1.	Green
Listed Building or important built assets?	Listed buildings are found opposite the site on the High Street – North End junction, design solutions will have to be high quality to respect the character of the area.	Amber
Impact on the Conservation Area or its setting?	Inside the current conservation area in Hallaton and as a mixture of traditional and modern housing types are found nearby it would not have a detrimental effect upon its historical character and setting if a scheme were well-designed.	Amber
Safe pedestrian access to and from the site?	None in place, nearest footway on the other side of the road. Fairly straightforward to provide.	Amber
Safe vehicular access to and from the site?	An existing gate opening is in place but this might not provide the visibility splays required by highways, as side entrance could also be used with the support of a third party landowner.	Amber
Impact on existing vehicular traffic?	A minimal negative effect from this small number of units.	Green
Safe access to public transport? Specifically a bus stop.	Yes, an “on demand” taxi service is provided to residents on a very limited basis, payed for by a trust in the village. No bus services currently serve the Parish.	Green
Distance to community facilities, specifically Stenning Hall.	Walking distance is excellent at approximately 190m.	Green
Distance to Primary school.	Hallaton CE Primary school is about 430m from the centre of the site.	Red

Current existing informal/formal recreational opportunities on site?	None identified.	Green
Ancient monuments or archaeological remains?	None found on the site, an old railway watering tower overlooks the site.	Green
Any public rights of ways/bridle paths?	None found, although this is a classical backland site that is overlooked by neighbours so informal access may be in place.	Green
Gas, oil, pipelines and networks & electricity transmission network?	A telephone cable crosses the centre of the site and will need to be relocated.	Amber
Any known noise issues?	A potential from the adjacent public house, customers, air conditioning units or the kitchen. Should be possible to ameliorate with good design and sound insulation measures.	Amber
Any known contamination issues?	The site lies within the landfill consultation area so a professional survey will be required with recommendations implemented.	Amber
Any known flooding issues?	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
Any known drainage issues?	No issues identified.	Green
Summary	<p>Red - 2</p> <p>Amber – 11</p> <p>Green - 14</p>	<p>A HIGH NOTIONAL GREEN SCORING SITE of 12.</p>