

## **Hallaton 13 – Rear of 39-41 North End.**

### **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.
Site name and address:	Rear 39-41 North End.

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
Site capacity:	Analysis 0.25HA. 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:	A gently sloping site that falls away to the Southern boundary. Amber
Ridge and Furrow?	None in situ. Green
Greenfield or Previously Developed Land?	Greenfield paddock land. 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

<b>Landscape Quality - Visual Impact Assessment?</b>	An enclosed site within the current envelope, and has a “green lung” feel to the area. Potentially substantial harm to quality, but this could be reduced with a high quality design. That is essential to maintain neighbours existing amenity and privacy.	Amber
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	The site has planting overhanging from two elevations but no important trees or hedges within the actual site.	Green
<b>Relationship with existing pattern of built development?</b>	As an infill site it will have an easy relationship with the current built form if well designed and sympathetic to its surroundings.	Green
<b>Local Biodiversity considerations?</b>	Garden area and unused space. A score of 1.	Green
<b>Listed Building or important built assets?</b>	Several listed buildings are found nearby on High Street, development could substantially undermine their current setting as they could be potentially dominated and overlooked in an overbearing manner.	Red
<b>Impact on the Conservation Area or its setting?</b>	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 designed well.	Amber
<b>Safe pedestrian access to and from the site?</b>	An access is in situ, a detailed planning application will need the support of the County Highways Department to proceed, it appears viable with additional works.	Amber
<b>Safe vehicular access to and from the site?</b>	An access is in situ, a detailed planning application will need the support of the County Highways Department to proceed, it appears viable with additional works.	Amber
<b>Impact on existing vehicular traffic?</b>	A minimal effect from this small number of units.	Green
<b>Distance to community facilities, specifically Stenning Hall.</b>	Walking distance is excellent at approximately 100m.	Green
<b>Distance to Primary school.</b>	Hallaton CE Primary school is about 270m from the centre of the site.	Amber
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified.	Green

<b>Ancient monuments or archaeological remains?</b>	None found on the site.	Green
<b>Any public rights of ways/bridle paths?</b>	None found, although this is a classical backland site that is overlooked by neighbours so informal access may be in place.	Green
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?</b>	None identified.	Green
<b>Any known noise issues?</b>	None found, a very quiet location.	Green
<b>Any known contamination issues?</b>	The site lies is adjacent to the landfill consultation area so a professional survey will be required with recommendations implemented.	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 known drainage issues?</b>	No issues identified.	Green
<b>Summary</b>	<p><b>Red - 2</b></p> <p><b>Amber - 7</b></p> <p><b>Green - 18</b></p>	<p><b>A NOTIONAL HIGH GREEN SCORING GREEN SITE of 16.</b></p>