

## **Hallaton 15 – Hunts Lane Corner plot**

### **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	
<b>Name(s) of Assessor(s)</b>	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
<b>Site summary :</b>	HDC no SHLAA Ref, sensitive location due to potential for neighbouring sites Highways restrictions.
<b>Site name and address:</b>	Hunts Lane Corner Plot

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
<b>Site area and capacity:</b>	0.38HA – Approximately 8 units (3 bed houses).	Green
<b>Current Use:</b>	The site comprises of a corner plot of vacant and redundant land with several derelict buildings that require demolition, it is opposite the ménage on North End, no existing use to be relocated.	Green
<b>Adjoining Uses:</b>	The site is in a Countryside setting and adjoins a large farm building on one side and a cottage on the other. The site is wholly outside of the current village envelope and it has a very rural, tranquil feel.	Red
<b>Topography:</b>	A relatively flat site with ground levels that will require mitigation where the ground falls away to the Lane.	Amber
<b>Ridge and Furrow?</b>	None identified.	Green
<b>Greenfield or Previously Developed Land?</b>	An unkempt site of brownfield land.	Green
<b>Good Quality Agricultural Land?</b>	The whole site is classified as grade 3 agricultural land by Natural England, this is agricultural land of a good to moderate quality.	Amber
<b>Site availability - Single ownership or multiple ownership?</b>	Single ownership.	Green
<b>Landscape &amp; Visual Impact Assessment (LVIA)</b>	The view from the top of the field is good, location feels rural in character and is of a medium LVIA quality. The site is within the High Leicestershire Landscape Character Area, the most sensitive location	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
	In Harborough District. The site is surrounded on two sides by trees. Development would cause substantial harm to the quality and the amenity of adjoining residents and the Countryside setting.
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	Several large, mature trees are dotted around the boundaries and within the site itself, hedgerows are in small sections and there is a small copse of trees in the South Western corner of the site - all of these will need to be fully protected. Development would harm or require a substantial removal of mature trees and/or hedgerow.
<b>Relationship with existing pattern of built development?</b>	A weak relationship with the current built form and creates an incursion in to the Countryside so would denigrate the rural character and feel of this Countryside entrance to the village. Would considerably harden and undermine the landscape integrity of this side of the village. The site is adjacent to existing residential property, so additional planting could help to mitigate this loss of amenity.
<b>Local Biodiversity considerations?</b>	Overgrown so some biodiversity concerns. A score of 3.
<b>Listed Building or important built assets?</b>	None found.
<b>Impact on the Conservation Area or its setting?</b>	The site is wholly within the Hallaton conservation area and this area should be fully protected from new obtrusive, residential development.
<b>Safe pedestrian access to and from the site?</b>	No current provision although a footpath is found fairly nearby on North End, very expensive to add additional footway although this may well require additional owners consent to ensure pedestrian connectivity with the village centre.
<b>Safe vehicular access to and from the site?</b>	No adequate vehicular provision is possible in to the site. Vehicular access will be very difficult due to the size of the current highways provision and its sensitive location.
<b>Impact on existing vehicular traffic?</b>	A small impact from this number of units on the existing village centre.
<b>Distance to designated village centre, Stenning Hall.</b>	A walking distance of about 260m to the village centre community facilities.
<b>Distance to Primary school.</b>	Hallaton CE Primary school is approximately 200m from the centre of the site.

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
<b>Current existing informal/formal recreational opportunities on site?</b>	None identified. Green
<b>Ancient monuments or archaeological remains?</b>	The OS map identifies the site as a “ruin”, no records found. Green
<b>Any public rights of ways/bridle paths?</b>	A bridleway runs across North End and links to the site boundary. Amber
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?</b>	A telephone supply cable is found within the site and this will require resiting. Amber
<b>Any noise issues?</b>	No noise issues identified, a very quiet and peaceful location. Green
<b>Any contamination issues?</b>	A large adjacent site was previously used extensively as an uncontrolled landfill and this is recognised as a potential contamination zone in the HDC SHLAA, a professional contamination survey is essential and the cost of full remediation works may undermine the economic viability of this small site. Red
<b>Any known flooding issues?</b>	The site is within flood zone 1 and will not require a professional hydrology survey, unless demanded by HDC. Green
<b>Any drainage issues?</b>	Minor pooling on site, a French drain runs along the site edge, minor mitigation straightforward. Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
<p>Red - 6 Amber - 9 Green - 12</p>	<p><b>A GREEN SCORING SITE of 6.</b></p>