

Hallaton site 16 – Horninghold Road North extension

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 :	Not submitted for HDC SHLAA appraisal.
Site name and address:	Horninghold Road North extension

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	1.19HA – Approximately 30 units (3 bed houses).	Red
Current Use:	The site comprises of a field used for grazing with a few temporary farm buildings in use, the farm use would need to be relocated.	Amber
Adjoining Uses:	The site is totally separate from the current village envelope and sits in open and unspoilt Countryside.	Red
Topography:	A steeply sloping and undulating site with ground levels that would require such substantial mitigation that development is probably not viable.	Red
Ridge and Furrow?	None identified.	Green
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)	An attractive location with open panoramic vistas to three elevations and a mature tree line to the fourth. Site is within the High Leicestershire Landscape Character Area, the most sensitive location in	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating	
	Harborough District. Open aspects are found to three boundaries and the location is heavily planted along two sides, development would cause substantial harm to quality.	
Important Trees, Woodlands & Hedgerows?	Mature trees are found within the site, these will need to be fully protected. Substantial hedgerows to three boundaries. Development may require removal of a mature tree and/or hedge.	Amber
Relationship with existing pattern of built development?	The location is wholly detached from the village and is surrounded by open countryside on three boundaries with no connection to the current built form. A very weak relationship to 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.	Red
Local Biodiversity considerations?	Grassed area with trees in situ. A score of 2.	Green
Listed Building or important built assets?	None identified within view.	Green
Impact on the Conservation Area or its setting?	The site is outside of the conservation area but would create a visual intrusion to this entry to the village so could undermine its setting.	Amber
Safe pedestrian access to and from the site?	No existing provision, Horninghold Road is a narrow country Lane that could be accessed from the other side of the road, 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, difficult but appears possible to ensure visibility splays that will be required. Negotiation with highways recommended.	Amber
Impact on existing vehicular traffic?	A large impact from this number of units on the existing village centre.	Red
Distance to designated village centre, Stenning Hall.	A walking distance of about 420m to the community facilities.	Red
Distance to Primary school.	Hallaton CE Primary school is approximately 700m from the centre of the site.	Red
Current existing informal/formal recreational opportunities on site?	None found on site.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Ancient monuments or archaeological remains?	None found in official records, but very interesting features shown in aerial photographs could require further investigation.	Green
Any public rights of ways/bridle paths?	No formal or informal footpaths cross the site but a well-used informal bridleway is adjacent to the Eastern boundary.	Green
Gas, oil, pipelines and networks & electricity transmission network?	A utility cable is found in the corner of the site but will probably not require resiting.	Green
Any noise issues?	No noise issues identified, a quiet location.	Green
Any contamination issues?	Small spoil tips identified on site and as a previous railway line a professional contamination survey will be required and recommendations implemented.	Amber
Any known flooding issues?	The site is within flood zone 1 and although Medbourne Brook is found to the East of the site it is separated by a change in ground level.	Green
Any drainage issues?	A small seasonal pond is found within the curtilage of the site so a professional hydrology survey will be required to ensure the ground levels do not create problems if developed. A small amount of pooling found on site, should be easily remediated.	Amber
	Red – 9 Amber - 8 Green - 10	A LOW GREEN SCORING SITE OF 1.