

Hallaton 17 – Bottom Tomblins expansion site

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.

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| Contact Details | |
| Name(s) of Assessor(s) | Derek Doran BSc (Hons) MCIH MBA – Your Locale |

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| Site - Details | |
| Site summary : | No HDC SHLAA appraisal, although reservations about constraints to development nearby due to severe Highways restrictions. |
| Site name and address: | Bottom Tomblins expansion site. |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|--|--|-------------------|
| Site area and capacity: | 2.91HA – Approximately 75 units (3 bed houses). | Red |
| Current Use: | The site comprises of a large field, this is maintained. | Green |
| Adjoining Uses: | The site sits in very open Countryside and is surrounded on all four sides by arable fields in current use. The site is wholly outside of the current village envelope and it has a very rural, open countryside aspect with panoramic open vistas to all four elevations. | Red |
| Topography: | A gently sloping site with ground levels that will require minor mitigation. | Amber |
| Ridge and Furrow? | This site is a part of a non-designated heritage asset. Destruction of a known Historic England example such as this is one is in direct contravention of the Neighbourhood Plan environment policy 5 and is poor practise. Excellent ridge and furrow to a large section of the site, scores a 4. | Red |
| 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 |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|--|--|-------------------|
| Landscape & Visual Impact Assessment (LVIA) | The view from the top elevation of the field is exceptional, a far panoramic view is found and the location is of a very rural character and is of a high LVIA quality. The site is within the High Leicestershire Landscape Character Area, the most sensitive location in Harborough District. The site is surrounded on one side by trees and possible ancient hedgerow, with open vistas to all aspects. Development would cause substantial harm to quality and the amenity of adjoining residents and ruin the “feel” of this side of the village. | Red |
| Important Trees, Woodlands & Hedgerows? | Several large, mature trees are dotted around the boundaries, hedgerows are in small sections and there is a small copse of trees in the South Eastern corner of the site - all of these will need to be fully protected. Development would harm or require substantial removal of mature trees or hedgerow. | Red |
| Relationship with existing pattern of built development? | The site has a very prominent visibility and would extend the village envelope in a non-contiguous fashion which is generally unacceptable in planning terms. | Red |
| Local Biodiversity considerations? | Hedged boundaries and a score of 2. | Green |
| Listed Building or important built assets? | No harm identified to existing listed buildings or their respective settings. | Green |
| Impact on the Conservation Area or its setting? | The whole site is outside (on the boundary) of the Hallaton conservation area, however, development of this scale would severely undermine its setting. | Red |
| Safe pedestrian access to and from the site? | No current provision although a footpath is found further along North End, will be difficult to add additional footway as this will probably require additional owners consent to ensure pedestrian connectivity with the village centre. | Red |
| Safe vehicular access to and from the site? | No adequate vehicular provision is possible in to the site, although a farm machinery access gate is found in the bottom corner of the site. Vehicular access will be impossible due to the size of the current highways provision, its sensitive location and overly large scale for the settlement, coupled with the “curve” in Goadby Road. | Red |
| Impact on existing vehicular traffic? | An unsustainable environmental impact from this very large number of units on the existing village centre. | Red |
| Distance to designated village centre, Stenning Hall. | A walking distance of about 470m to the village centre community facilities. | Red |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|--|---|-------------------|
| Distance to Primary school. | Hallaton CE Primary school is approximately 330m from the centre of the site. | Amber |
| Current existing informal/formal recreational opportunities on site? | None identified, working farm land. | Green |
| Ancient monuments or archaeological remains? | None found on the site. | Green |
| Any public rights of ways/bridle paths? | A bridleway runs along the Eastern boundary of the site and this is very well used. | Green |
| Gas, oil, pipelines and networks & electricity transmission network? | A utility cable is found on the edge of the site and this will require re-siting. | Amber |
| Any noise issues? | No noise issues identified, an extremely peaceful and tranquil Countryside location. | Green |
| Any contamination issues? | The adjacent site was previously used extensively as uncontrolled landfill and 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 reduce economic viability. | Red |
| Any known flooding issues? | The site is within flood zone 1 and does not appear to require a professional hydrology survey. | Green |
| Any drainage issues? | Minor pooling on site, a pond has been “filled in” and a French drain runs along the site edge, all can be readily mitigated. | Amber |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | RAG Rating |
|---|---|
| <p>Red - 13 Amber – 5 Green - 9</p> | <p>A RED SCORING SITE of MINUS 4.</p> |