

## **Hallaton 18 – Goods yard field**

### **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 :	No SHLAA Ref, no HDC appraisal.
Site name and address:	Goods yard field.

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
Site area and capacity:	2.61HA – Approximately 70 units (3 bed houses). Red
Current Use:	The site is maintained as scrubland with no top soil that is occasionally used for grazing, it has covered the old track bed and goods yard around Hallaton railway station. Green
Adjoining Uses:	The site sits in the Countryside and is surrounded on all four sides by arable/grazing fields in current use. The site is wholly outside of the current village envelope and it has a very rural, open countryside aspect with open views to all four elevations. Amber
Topography:	A relatively flat site with slight level changes that may require minor mitigation. Green
Ridge and Furrow:	Not in place, ex-railway lines and goods yard. Green
Greenfield or Previously Developed Land?	A mixture of brownfield and greenfield land, with old railway building still in situ. Amber
Good Quality Agricultural Land?	The whole site is probably grade 4 agricultural land of a poor standard, but has not been surveyed and is currently 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>Site – Sustainability criteria relating to Location, Surroundings &amp; Constraints</b>		<b>RAG Rating</b>
<b>Landscape &amp; Visual Impact Assessment (LVIA)</b>	The views are good, feels rural in 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 three boundaries by dense planting, development would cause substantial harm to the quality and amenity of adjoining residents. An important visual entrance to the settlement could be undermined.	Red
<b>Important Trees, Woodlands &amp; Hedgerows?</b>	Trees and hedges make up all four boundaries of the site with additional trees within the curtilage - all of these will need to be fully protected.	Amber
<b>Relationship with existing pattern of built development?</b>	A very 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 fully outside of the current envelope, this would extend the village envelope in a non-contiguous fashion which is generally unacceptable in planning terms.	Red
<b>Local Biodiversity considerations?</b>	Short grass and scrub but very quiet. A score of 3.	Amber
<b>Listed Building or important built assets?</b>	No harm identified to existing listed buildings or their respective settings.	Green
<b>Impact on the Conservation Area or its setting?</b>	The site is wholly outside the Hallaton conservation area (2005) and development would mean less than substantial harm.	Amber
<b>Safe pedestrian access to and from the site?</b>	An access is in place and could be extended from Horninghold Road with substantial improvement.	Amber
<b>Safe vehicular access to and from the site?</b>	A vehicular access appears impossible in to the site and as the site is “outside” the 30 mph speed limit it will be difficult to agree an adequate visibility splay to meet Highways safety requirements. Significant dialogue with Highways engineers is required and access if feasible will involve significant improvement.	Red
<b>Impact on existing vehicular traffic?</b>	An unsustainable environmental impact from this very large number of units on the existing village centre.	Red
<b>Distance to designated village centre, Stenning Hall.</b>	A walking distance of approximately 560m to the village centre community facilities.	Red
<b>Distance to Primary school.</b>	Hallaton CE Primary school is over 820m from the centre of the site.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
<b>Current existing informal/formal recreational opportunities on site?</b>	None found, a very private and separate location. Green
<b>Ancient monuments or archaeological remains?</b>	None found on the site, very unlikely to find any remains given previous use as a railway goods yard. Green
<b>Any public rights of ways/bridle paths?</b>	A footpath enters the site from an adjoining field. Amber
<b>Gas, oil, pipelines and networks &amp; electricity transmission network?</b>	A utility cable crosses through the edge of the site and will require relocating. Amber
<b>Any noise issues?</b>	None, only birds singing. Green
<b>Any contamination issues?</b>	As a previous goods yard, the site will require a professional land contamination study to be completed and recommendations implemented. The cost of full remediation works may undermine economic viability. Amber
<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 demanded by HDC planners). Green
<b>Any drainage issues?</b>	Minor issues with pooling identified on site, due to the topography. Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
<p>Red – 7  Amber - 11  Green - 9</p>	<p><b>A LOW GREEN  SCORING SITE  of 2.</b></p>