

Hallaton site 2 – Land North of Churchgate (SHLAA Ref A/HA/HSG/07)

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 :	HDC SHLAA Ref (A/HA/HSG/07) – HDC state “not suitable due to inadequate Highways access and poor for walking cycling and public transport”.
Site name and address:	Land North of Churchgate.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	1.27HA – Approximately 34 units (3 bed houses).	Red
Current Use:	The site comprises of a large field, currently used for grazing livestock (sheep), the existing use would need to be relocated.	Amber
Adjoining Uses:	The location is mainly detached from the village and is surrounded by open countryside on three boundaries with some pedestrian connectivity on unadopted trails but no vehicular links to the current built form. The site adjoins a part of the current village envelope and has a secluded feel, Hunts Lane forms the Eastern boundary with allotments on the opposite side of the Road.	Amber
Topography:	A very undulating and uneven site with large “mounds” present, the ground levels could be mitigated by substantial work.	Amber
Ridge and furrow	Unimproved grassland with no ridge and furrow.	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 – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site availability - Single ownership or multiple ownership?	Single ownership.	Green
Landscape & Visual Impact Assessment (LVIA)	Location is very rural in character and is of a high LVIA quality. Site is within the High Leicestershire Landscape Character Area, the most sensitive location in Harborough District. The site is surrounded on all sides by trees, with possibly ancient hedgerow found along Hunts Lane, development would cause substantial harm to quality.	Red
Important Trees, Woodlands & Hedgerows?	Several large, mature trees are dotted along the boundaries and within the confines of the site, these will need to be fully protected. Development would harm or require removal of mature trees and/or ancient hedgerow.	Red
Relationship with existing pattern of built development?	The site is adjacent to a desirable residential part of the village and is overlooked by several homes, additional planting would help to mitigate this loss of amenity.	Amber
Local Biodiversity considerations?	A score of two.	Green
Listed Building or important built assets and their setting?	Two listed buildings are found to the Southern boundary of the site and development would undermine their setting, causing less than substantial harm.	Amber
Impact on the Conservation Area or its setting?	The whole site is within the Hallaton conservation area and this area should be fully protected from new residential development of this scale.	Red
Safe pedestrian access to and from the site?	No current provision although a footpath is found on Churchgate to enable connectivity to the footway, relatively straightforward to provide pedestrian access into the site.	Amber
Safe vehicular access to and from the site?	No adequate vehicular provision in to the site. Access cannot be easily provided, as Churchgate, Hunts Lane, Tugwell Lane and North End are inadequate single tracks for highways safety purposes due to the space standards and visibility spays that will be required, the “wrong place” for additional traffic due to the location being mainly outside the current built form.	Red
Impact on existing vehicular traffic?	A large impact from this large number of units on the existing village centre.	Red
Distance to designated village centre, Stenning Hall.	A walking distance of about 340m to the village centre community facilities.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Distance to Primary school.	Hallaton CE Primary school is about 110m from the centre of the site.	Green
Current existing informal/formal recreational opportunities on site?	None found.	Green
Ancient monuments or archaeological remains?	None found on the site.	Green
Any public rights of ways/bridle paths?	No informal footpaths or ROW are found within the site boundaries.	Green
Gas, oil, pipelines and networks & electricity transmission network?	A utilities cable is found adjacent to the Northern boundary of the site but not directly affected.	Green
Any noise issues?	No noise issues identified, a very tranquil location.	Green
Any contamination issues?	Small fly tips identified on site and as used by livestock a professional contamination survey would be required.	Amber
Any known flooding issues?	The site is within flood zone 1 and will not require a professional hydrology survey.	Green
Any drainage issues?	Minor drainage issues found with pooling to the Northern boundary of the site.	Amber
	<p>Red - 7</p> <p>Amber - 10</p> <p>Green - 10</p>	<p>A LOW SCORING GREEN SITE of 3.</p>