

Hallaton site 3 – Land off Langton Road (SHLAA Ref A/HA/HSG/04)

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 : | HDC SHLAA Ref (A/HA/HSG/04) – Not suitable (HDC) due to Churchgate not being able to cater for additional traffic. |
| Site name and address: | Land off Langton Road. |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|--|---|-------------------|
| Site area and capacity: | 1.10HA – Approximately 26 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 site adjoins the current village envelope but has a very secluded feel, Langton Road forms the Eastern boundary with the Medbourne Brook to the Southern boundary and the cemetery to the Western boundary. | Amber |
| Topography: | A steeply sloping site that would be difficult to mitigate with uneven and undulating ground levels that fall away to the Brook. | Amber |
| Ridge and Furrow | None apparent. | 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 |

| 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 excellent, location feels very 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 sides by trees and possible ancient hedgerow. HDC current policy HS9 defines the Eastern boundary as “important open land”, therefore, development would cause substantial harm to quality. Red |
| Important Trees, Woodlands & Hedgerows? | Several large, mature trees are dotted along the boundaries and within the site, these will need to be fully protected. Development would harm or require removal of mature trees or possibly ancient hedgerow. Red |
| Relationship with existing pattern of built development? | The site is directly adjacent to three large listed properties, additional planting would help to mitigate this loss of amenity. Amber |
| Local Biodiversity considerations? | Good range of farmland and arboreal birds, bat foraging area – possibly roosts. Score of 3. Amber |
| Listed Building or important built assets? | Three listed buildings are found to the Eastern boundary of the site and development would undermine their setting, St Michaels and all angels church is very near to the site although open vistas are currently compromised by mature trees, it would still cause substantial harm to its setting. Red |
| 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 on this scale. Red |
| Safe pedestrian access to and from the site? | No current provision although a footpath is found nearby on Langton Road the ownership to the actual site boundary appears to be in another ownership. Could be very difficult to enable connectivity to the footway. Red |
| Safe vehicular access to and from the site? | No adequate vehicular provision in to the site, although a farm machinery gate is in place. Access cannot be easily provided, as Langton Road is very narrow for highways safety purposes due to the space standards and visibility splays that will be required. The “curve” in the Highway on Langton Road would also make an access complicated (and expensive) to provide, but possible with significant improvement. 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 350m 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 70m from the centre of the site. | Green |
| Current existing informal/formal recreational opportunities on site? | Yes, dog walkers and joggers use this space informally with the owner's consent. | Amber |
| Ancient monuments or archaeological remains? | A stepped terrace has been identified and this is thought to derive from Roman times. | Amber |
| Any public rights of ways/bridle paths? | Informal footpaths are found, but none of these are ROW's within the site boundaries. | Amber |
| Gas, oil, pipelines and networks & electricity transmission network? | None identified. | Green |
| Any noise issues? | No major noise issues identified, minor traffic noise. | Amber |
| 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 mainly within flood zone 1 but is adjacent to the Medbourne Brook which is flood zone 3, the site routinely floods and a professional hydrology survey will be required and recommendations implemented. | Red |
| Any drainage issues? | Substantial pooling along the Brook requires further investigation. | Amber |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | RAG Rating |
|---|---|
| <p>Red - 10 Amber - 11 Green - 4</p> | <p>A RED SCORING SITE OF MINUS 6.</p> |