

Hallaton 4 – Land North of North End (SHLAA Ref A/HA/HSG/05)

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/05) – Potentially suitable (HDC), but only one of this site either/or the land South of North End can be developed due to Highways restrictions.
Site name and address:	Land North of North End.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	1.42HA – Approximately 35 units (3 bed houses).	Red
Current Use:	The site comprises of half of a large arable field, a small arable field, a field used for grazing and a ménage for equestrian use, all uses would need to be relocated.	Amber
Adjoining Uses:	The site sits in open Countryside and is surrounded on three sides by arable fields in current use. Although the site adjoins the current village envelope it has a very rural, open countryside aspect with panoramic open vistas to the North and Eastern elevations. The site is found opposite two large farm outbuildings on North End.	Amber
Topography:	A gently sloping and undulating 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 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 majority of the area is 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)	The view from the top elevation of the field is very good, location 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 one side by trees and possible ancient hedgerow, with open vistas to two aspects. Development would cause substantial harm to quality and the amenity of adjoining residents.	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 North Western corner of the site - all of these will need to be fully protected. Development would harm or require removal of mature trees or hedgerow.	Red
Relationship with existing pattern of built development?	The site is adjacent to existing residential property, additional planting would help to mitigate this loss of amenity.	Amber
Local Biodiversity considerations?	Hedged boundaries. A score of 1.	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 within the Hallaton conservation area and this area should be fully protected from new residential development on this large scale.	Red
Safe pedestrian access to and from the site?	No current provision although a footpath is found nearby on North End, fairly straightforward to add additional footway although this will require additional owners consent to ensure pedestrian connectivity with the village centre.	Amber
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 in place. Vehicular access will be impossible due to the size of the current highways provision and its sensitive location.	Red
Impact on existing vehicular traffic?	A very large impact from this large number of units on the existing village centre.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Distance to designated village centre, Stenning Hall.	A walking distance of about 320m to the village centre community facilities.	Amber
Distance to Primary school.	Hallaton CE Primary school is about 320m from the centre of the site.	Amber
Current existing informal/formal recreational opportunities on site?	An equestrian ménage, in use on the site.	Red
Ancient monuments or archaeological remains?	None found on the site.	Green
Any public rights of ways/bridle paths?	A bridleway runs along the Western boundary of the site and this is well used.	Amber
Gas, oil, pipelines and networks & electricity transmission network?	A utilities cable is found on the other side of the road and may require re-siting.	Amber
Any noise issues?	No noise issues identified, a very tranquil location.	Green
Any contamination issues?	Previously used as landfill and recognised as a potential contamination zone in the HDC SHLAA, a professional contamination survey is essential and the cost of full remediation works may undermine economic viability.	Red
Any known flooding issues?	The site is within flood zone 1 and would 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.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
<p data-bbox="645 368 763 400">Red - 10</p> <p data-bbox="645 424 792 456">Amber - 11</p> <p data-bbox="645 480 775 512">Green - 6</p>	<p data-bbox="1912 392 2112 488">A RED SCORING SITE of MINUS 4.</p>