

Hallaton 5 – The Walnut Paddock (SHLAA Ref A/HA/HSG/06)

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/06) – HDC state “potentially suitable, but only one of this site either/or the land North of North End can be developed due to Highways restrictions”.
Site name and address:	The Walnut Paddock.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	0.97HA – Approximately 20 units (3 bed houses).	Red
Current Use:	The site comprises of a large arable field, this use would need to be relocated.	Amber
Adjoining Uses:	Although the site adjoins the current village envelope it has a very rural, open countryside aspect with panoramic open vistas to the South and North elevations. The site is adjacent to two large farm outbuildings on North End.	Amber
Topography:	A very steeply sloping site with ground levels that will require major mitigation.	Amber
Ridge and Furrow?	None identified, although earthworks from a house are 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 of exceptional quality, location is very rural in character and is of a very 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 two sides by trees, with free-standing trees within the site and possible ancient hedgerow, with open vistas to two aspects. Development would cause substantial harm to quality and the amenity of adjoining residents. Importantly, HDC current core strategy policy HS9 defines the whole site as “important open land”, therefore development would cause substantial harm to quality.	Red
Important Trees, Woodlands & Hedgerows?	Several large, mature trees are located around the boundaries, an overgrown hedgerow found to one section and there is a small copse of trees along the Western boundary- all of these will need to be fully protected. Development would require removal or harm to 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?	Nothing major found, scores a 1.	Green
Listed Building or important built assets?	One listed building is found in the South Easterly corner of the site and development would undermine its setting. More importantly, St Michaels and all angels church is near to the site and the open complete view would be decimated by development. Development would cause substantial harm.	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 fairly nearby on North End, a lack of single ownership could make access difficult (or impossible) to achieve through additional footway (Hogg Lane impossible), it might not be possible to ensure pedestrian connectivity with the village centre.	Amber
Safe vehicular access to and from the site?	No adequate vehicular provision in to the site and appears very difficult to achieve, might involve additional owners. Significant Highways improvement is required (see also comment on this and the either/or with the site at North of North End).	Red
Impact on existing vehicular traffic?	A very large impact from this large increase in the number of units on the existing village centre.	Red
Distance to designated village centre, Stenning Hall.	A walking distance of about 200m to the village centre community facilities.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Distance to Primary school.	Hallaton CE Primary school is about 210m from the centre of the site.	Amber
Current existing informal/formal recreational opportunities on site?	None identified.	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 telephone cable crosses through the centre of the site and will require relocating.	Amber
Any noise issues?	No major noise issues identified, a 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 will probably not require a professional hydrology survey.	Green
Any drainage issues?	Minor issues with pooling to the Southern edge of the site will require further investigation.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints	RAG Rating
<p data-bbox="638 371 750 403">Red - 9</p> <p data-bbox="638 427 779 459">Amber - 9</p> <p data-bbox="638 483 772 515">Green - 9</p>	<p data-bbox="1915 395 2072 491">AN AMBER SCORING SITE.</p>