

Hallaton 6 – Rear of 31 High Street (SHLAA Ref A/HA/HSG/01)

1. Introduction

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 of Assessor	Derek Doran BSc (Hons) MCIH MBA

Site - Details	
Site reference : (SHLAA)	SHLAA Ref A/HA/HSG/01) HDC – Highways access acceptable.
Site name and address:	Rear of 31 High Street

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site capacity:	Analysis 0.18HA. Approximately 4 units.	Green
Current Use:	An unkempt paddock area, will little amenity.	Green
Adjoining Uses:	Surrounded by residential dwellings, a classical “infill” site in the village envelope.	Green
Topography:	A gently sloping site that falls away to the Southern boundary.	Green
Ridge and Furrow?	None identified.	Green
Greenfield or Previously Developed Land?	The greenfield paddock land has mainly been built upon.	Amber
Good Quality Agricultural Land?	The site is ostensibly classified as grade 3 agricultural land but appears low grade, this might not be agricultural land of a good to moderate quality.	Amber
Site availability - Single ownership or multiple ownership?	One owner.	Green
Landscape Quality - Visual Impact Assessment?	Minimal LVIA quality due to existing buildings wholly surrounding the site, a very well designed scheme is essential to maintain neighbours existing amenity and privacy.	Green

Important Trees, Woodlands & Hedgerows?	A small number of trees are in place, these would not be affected by a sensitive design solution.	Green
Relationship with existing pattern of built development?	As an infill site it will have an easy relationship with the current built form if well designed and sympathetic to its surroundings.	Green
Local Biodiversity considerations?	A rear garden and redundant field. A score of 1.	Green
Listed Building or important built assets?	One listed building is found adjacent to the South Westerly corner of the site and development could undermine its setting.	Amber
Impact on the Conservation Area or its setting?	Inside the current conservation area in Hallaton and as a mixture of traditional and modern housing types are found adjacent it would not have a detrimental effect upon its historical character and setting if a scheme were designed and constructed well.	Amber
Safe pedestrian access to and from the site?	A small access currently exists so this could be adopted as a footway, it is believed to be in the same ownership.	Amber
Safe vehicular access to and from the site?	None at present although appears straightforward to provide access in to the site.	Green
Impact on existing vehicular traffic?	A minimal negative effect from this small number of units.	Green
Distance to community facilities, specifically Stenning Hall.	Walking distance is excellent at approximately 130m.	Green
Distance to Primary school.	Hallaton CE Primary school is about 300m 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?	None found, although this is a classical backland site that is overlooked by neighbours so informal access may be in place.	Green
Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
Any known noise issues?	None found.	Green
Any known contamination issues?	A professional survey has been undertaken by the owners and no contamination is stated to have been found.	Green
Any known flooding issues?	The site is within flood zone 1 and would not appear to require a professional hydrology survey.	Green
Any known drainage issues?	No issues identified.	Green
Issues related to planning history on the site?		
Summary	Red - 0 Amber – 6 Green - 21	A VERY HIGH NOTIONAL GREEN SCORING SITE of 21.