

Hallaton 7 – Land at Cow Close (SHLAA Ref A/HA/HSG/08)

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/08) – HDC state “potentially suitable, subject to road widening/contamination issue being resolved. Developable in 6-10 years.
Site name and address:	Land at Cow Close.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	2.13HA – Approximately 40 units (3 bed houses).	Red
Current Use:	The site comprises of a large grazing field, with underused farm buildings within the curtilage.	Amber
Adjoining Uses:	Although the site adjoins the current village envelope it has a countryside aspect with open views to the Southern and Eastern elevations. Residential units are already found either side of the site.	Amber
Topography:	A sloping site with ground levels that will require mitigation.	Amber
Ridge and Furrow?	Moderate quality ridge and furrow, development could be seen to compromise Neighbourhood Plan environment policy 5. A score of 3.	Amber
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
Landscape & Visual Impact Assessment (LVIA)	The view from the top elevation of the field is good, location feels rural in character and is of reasonable LVIA quality. The site is within the High Leicestershire Landscape Character Area, the most sensitive	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
	location in Harborough District. The site is surrounded on three sides by trees and hedgerow, with two open aspects. Development would cause less than substantial harm to the quality and amenity of adjoining residents.	
Important Trees, Woodlands & Hedgerows?	Mature trees are in place around the boundaries and the hedgerow that is in place will need to be fully mitigated within a sensitive design solution, site access will probably require a small section of hedgerow to be removed.	Amber
Relationship with existing pattern of built development?	The site is adjacent to a small number of existing residential properties, substantial planting is already in place to mitigate this loss of amenity.	Green
Local Biodiversity considerations?	Mature woodland strip to West boundary and sections of hedgerows. A score of 2.	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 majority of the site is outside the Hallaton conservation area (2005), although the planting bund and three buildings are within the area development would mean less than substantial harm.	Amber
Safe pedestrian access to and from the site?	An access is in place along Horninghold Road and this will require improvement, further footway on the opposite side of Medbourne Road, very straightforward to ensure pedestrian connectivity with the village centre.	Green
Safe vehicular access to and from the site?	A small vehicular access already exists in to the site from Horninghold Road so vehicular access will be straightforward but will only be possible with significant improvement.	Amber
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 360m to the village centre community facilities.	Amber
Distance to Primary school.	Hallaton CE Primary school is about 675m from the centre of the site.	Red
Current existing informal/formal recreational opportunities on site?	None identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
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 in place along Horninghold Road and this may require re-locating.	Amber
Any noise issues?	No noise issues identified, minor traffic noise from Medbourne Road.	Green
Any contamination issues?	The site adjoins a contaminated land investigation area in the HDC SHLAA, a professional contamination survey is essential and the cost of full remediation works may undermine economic viability.	Amber
Any known flooding issues?	The site is within flood zone 1 and will not require a professional hydrology survey.	Green
Any drainage issues?	No problems identified on site.	Green
	Red - 4 Amber - 12 Green - 11	A VERY HIGH GREEN SCORING SITE of 7.