

Hallaton 8 – Land rear of Medbourne Road (SHLAA Ref A/HA/HSG/09)

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/09) – HDC state “not suitable, too remote from village centre and Medbourne Road is a 60 mph speed limit”.
Site name and address:	Land rear of Medbourne Road

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	2.62HA – Approximately 60 units (3 bed houses).	Red
Current Use:	The site comprises of a large elongated field currently used for livestock (a bull), farm use would need to be relocated.	Amber
Adjoining Uses:	The site is distinctly separate from the village and has no connection with the current built form. It has a very rural, open countryside aspect with panoramic open vistas to all four elevations. Although a small number of residential units are already built on the Northerly edge of the site.	Red
Topography:	A sloping site with ground levels that will require minor mitigation.	Amber
Ridge and Furrow?	None identified.	Green
Greenfield or Previously Developed Land?	A mixture of brownfield (railway) and greenfield land.	Green
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)	Very open and rural feel. 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 hedgerow, with open vistas to two aspects. Development on this scale would cause harm to the quality and the amenity of adjoining residents and potentially, the village feel of the settlement.	Amber
Important Trees, Woodlands & Hedgerows?	Several stands of large, mature trees are in place around the boundaries, ancient hedgerows are in place in several small sections - all of these will need to be fully protected. Development would require mitigation measures.	Red
Relationship with existing pattern of built development?	The site is adjacent to a very small number of existing residential properties, substantial additional planting is required to mitigate this loss of amenity.	Amber
Local Biodiversity considerations?	Minor local considerations, 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 whole site is outside the Hallaton conservation area (2005) but due to its location on the main entrance to the village it would have an adverse effect upon it.	Red
Safe pedestrian access to and from the site?	No current provision and a very long way to extend to the nearest footway on Medbourne Road (expensive but not impossible), to ensure pedestrian connectivity with the village centre.	Amber
Safe vehicular access to and from the site?	A small vehicular access already exists in to the site from Medbourne Road. Vehicular access will be difficult as a part of the site is outside of the village envelope and sits within the 60mph road speed limit, very difficult to achieve the required improvements.	Red
Impact on existing vehicular traffic?	A very large negative impact from this approximately 28% increase in the size of the parish, with a very high number of units built near to the existing village centre to a “character changing” level.	Red
Distance to designated village centre, Stenning Hall.	A walking distance of about 540m to the village centre community facilities.	Red
Distance to Primary school.	Hallaton CE Primary school is about 820m from the centre of the site, development of this site would almost certainly generate new car journeys.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Current existing informal/formal recreational opportunities on site?	None found.	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?	None identified.	Green
Any noise issues?	Minor traffic noise from Medbourne Road.	Amber
Any contamination issues?	As a previous railway line 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 would not appear to require a professional hydrology survey.	Green
Any drainage issues?	Minor pooling found on site.	Amber
	<p>Red - 8</p> <p>Amber - 9</p> <p>Green - 10</p>	A LOW GREEN SCORING SITE OF 2.

