

Hallaton 9 – Land on Medbourne Road – opposite old petrol station

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 :	No SHLAA Ref
Site name and address:	Land on Medbourne road opposite old petrol station.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
Site area and capacity:	1.01HA – Approximately 16 units (3 bed houses).	Amber
Current Use:	The site is comprised of an arable field, the farm use would need to be relocated.	Amber
Adjoining Uses:	Although the site adjoins the current village envelope it has a rural, open countryside aspect with panoramic open vistas to the Southern and Eastern elevations. Residential units are already found on the opposite side of Medbourne Road.	Amber
Topography:	A heavily sloping site with level changes that will require major 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 one 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 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?	Joint ownership, man and wife.	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 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 two boundaries by planting, with hedges to a third boundary, development would cause substantial harm to the quality and amenity of adjoining residents.	Red
Important Trees, Woodlands & Hedgerows?	Several stands of mature trees are in place around the boundaries, hedgerow is in place - all of these will need to be fully protected. Development would require substantial mitigation measures.	Amber
Relationship with existing pattern of built development?	The site is opposite a small number of existing residential properties, planting is in place to mitigate this loss of amenity, but planting will be lost to create a highways and pedestrian access in to the site.	Amber
Local Biodiversity considerations?	Permanent grass, used for Alpacas. 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 site is wholly outside the Hallaton conservation area (2005), although the planting bund is within the sites developable area it would mean less than substantial harm.	Amber
Safe pedestrian access to and from the site?	An access is in place along the other side of Medbourne Road, fairly straightforward to ensure pedestrian connectivity with the village centre.	Amber
Safe vehicular access to and from the site?	No current vehicular access although a farm gate is in situ. It should be possible to agree an adequate visibility splay to meet Highways safety requirements. Significant dialogue with Highways engineers is required and access will involve significant improvement.	Amber
Impact on existing vehicular traffic?	A modest impact from this number of units on the existing village centre.	Amber
Distance to designated village centre, Stenning Hall.	A walking distance of approximately 420m to the village centre community facilities.	Red
Distance to Primary school.	Hallaton CE Primary school is over 690m 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?	A footpath classes as a legal ROW crosses through the top section of the site. It may be possible to re-route but this would cause harm.	Red
Gas, oil, pipelines and networks & electricity transmission network?	None identified.	Green
Any noise issues?	Only minor traffic noise from Medbourne Road at peak times.	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 for this number of units (unless demanded by HDC planners).	Green
Any drainage issues?	No problems identified on site, due to the gentle slope.	Green
	Red - 6 Amber - 12 Green - 9	A GREEN SCORING SITE of 3.