

DRAFT Bagworth Thornton and Stanton 9 – Markfield Lane near Stanton (No SHELAA Ref)

1. Overview

A Sustainable Site Assessment (SSA) is a comparison of development 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. A 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. An SSA is a community led process and does not contain detailed professional site investigations and this SSA report should be read and understood in this context.

Through undertaking an SSA process the Neighbourhood Plan Steering Committee is identifying the least environmentally damaging and therefore the most sustainable locations for potential 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 preparation of this report.

Locally important factors have been considered and it is recommended that the wider community comment on the draft result of the SSA process to help support a final ranking of the potential sites. Whilst a SSA is only a part of any potential development site selection, it is a best practice tool to rank potential sites in a NP and in particular it will help to confirm if a site is developable. The methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. Each SSA report is fully compliant with the National Planning Policy Frameworks (2012 and 2018) advice and guidance. All distances to key amenities are as the crow flies from the centre of the site for consistency.

Working in partnership with landowners and Hinckley and Bosworth Borough Council (HBBC) will enable a positive SSA process that meets the targets and requirements in HBBC's 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 six indicators are evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the viability of the sites in the parish. A high green score may indicate the most sustainable site in the SSA process and provides an indication of how viable a site is. However, it is important to note that there may be other factors which result in that site not being appropriate. Accordingly, this SSA process cannot be solely used in determining the selection of allocated sites.

- Red is scored for a negative assessment where significant mitigation is required;
- Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
- Green is scored for a generally positive assessment.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

Contact Details	
Name(s) of Assessor(s)	Derek Doran BSc (Hons) MCIH MBA – Your Locale

Site - Details	
Site summary :	No HBBC SHELAA Ref.
Site name and address:	Markfield Lane Near Stanton.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 8HA – Approximately 150 units (3 bed dwellings).	Red
2. Current Use:	The site is comprised of two very large arable fields, this scale of agricultural loss involves the loss of an important local asset.	Red
3. Adjoining Uses:	The site is fully removed from the current built form and is near to South Charnwood High School, it is almost wholly surrounded with fields and forestry.	Red
4. Topography:	An undulating and sloping site that can be remediated in a costly manner.	Amber
5. Ridge and furrow:	Ridge and furrow appears to not be present.	Green
6. Greenfield or Previously Developed Land?	Greenfield.	Red
7. Site availability - Single ownership or multiple ownership?	Single ownership.	Green
8. Landscape & Visual Impact (LVIA) considerations.	The site has a very open aspect with long distance panoramic views to most sides, the location feels very rural in character and development would cause substantial harm to the quality and amenity of the open countryside.	Red
9. Important Trees, Woodlands & Hedgerows?	The site is bounded on three sides by substantial hedgerows and tree lines, a small copse of trees is found within the site. Development could cause substantial harm in this open countryside setting.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
10. Relationship with existing pattern of built development?	The site is fully removed from the current built form and has no relationship to it, the elevation of the site means that it has a prominent visibility and this will be very difficult to ameliorate if developed.	Red
11. Local biodiversity score.	Inventory site 222/225. Grassland/paddock, watercourse at west boundary, small pond, species-rich hedgerows. Biodiversity score 2.	Green
12. Listed Building or important heritage assets and their setting?	None identified.	Green
13. Safe pedestrian access to and from the site?	No existing provision and it is impossible to provide adequate connectivity due to the distance from the current settlement.	Red
14. Impact on existing vehicular traffic?	A very extreme negative impact on the village centre due to the massive number of units involved.	Red
15. Safe vehicular access to and from the site?	A narrow agricultural access is found in to the site but this is adjacent to a very sharp bend in the main carriageway. It appears impossible to provide access without the support of a third party landowner and access will require destruction of trees and hedging, early dialogue with the Highways Authority is advised.	Red
16. Safe access to public transport (specifically a bus stop with current service).	The nearest bus stop is approximately a direct 1.2km from the centre of the site.	Red
17. Distance to designated village centre : Stanton – Primary school:	Approximately 1km from the geographical centre of the site.	Red
18. Distance to primary school:	Approximately 1km from the geographical centre of the site.	Red
19. Current existing informal/formal recreational opportunities on site?	Yes, dog walkers and joggers use the site.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
20. Historical significance or archaeological remains visible or recorded:	The Historic England website does not record any significant finds in this location, the Leicestershire County historical record site requires a payment of £150 to provide the detailed local information.	Green
21. Any existing public rights of ways/bridle paths?	A footpath dissects the site, development would cause re-routing or significant harm to the setting of this ROW.	Red
22. Gas, oil, pipelines and networks & electricity transmission network? (not sewage/water):	A utility cable is found within the site, this could be easily re-routed.	Amber
23. Any nuisance issues (noise, light, odour)?	Potential for noise from the road and from the Cooks employment site that is adjacent.	Amber
24. Any contamination issues?	A spoil heap is identified within the site, this will require further investigations.	Amber
25. Any known flooding issues?	The whole of the site is located within flood zone 1 and due to its elevation flooding is not considered a concern.	Green
26. Any drainage issues?	Minor pooling is an issue as a brook runs along the northern boundary and a small pond is located within the land.	Amber
SUMMARY	Red - 14 Amber - 6 Green - 6	A VERY HIGH RED SCORING SITE OF NEGATIVE 8.