

DRAFT Bagworth Thornton and Stanton 12 – Side of public house, Main Street, 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:	Side of public house, Main Street, Stanton.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 2HA – Approximately 50 units (3 bed dwellings).	Red
2. Current Use:	The site is a series of small arable fields this agricultural use will need to be relocated.	Amber
3. Adjoining Uses:	The site adjoins the current village envelope and appears a logical location to extend the current built form Southwards.	Amber
4. Topography:	A sloping site that falls away but can be remediated.	Amber
5. Ridge and furrow:	Inventory site 233. Grass Paddock, moderate to faint ridge and furrow (two areas). Score 3.	Amber
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 feel with long distance views to three elevations, it feels rural in character. Development would cause a 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 tree and hedge lines, a very sensitive design solution is required to protect these green assets due to the location and elevation of this site.	Amber
10. Relationship with existing pattern of built development?	The site is visible from a range of sources and it is felt that it would be possible to devise a high quality landscape solution.	Amber

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
11. Local biodiversity score.	Inventory site 233. Grass Paddock, 5 Hedgerow Species. Biodiversity score 2. Parish level biodiversity at risk.	Green
12. Listed Building or important heritage assets and their setting?	Inventory site 233. Faint Ridge & Furrow, Earthworks, history score 2.	Amber
13. Safe pedestrian access to and from the site?	No existing provision and it appears impossible to extend current provision as the road/path are too narrow to ensure connectivity with the existing settlement.	Red
14. Impact on existing vehicular traffic?	A large, negative impact on the village centre due to the number of units involved.	Red
15. Safe vehicular access to and from the site?	There is currently no access of a reasonable width in to the site and it appears impossible to provide an access and visibility splay to meet Highways Authorities requirements without the active support of a third party landowner.	Red
16. Safe access to public transport (specifically a bus stop with current service).	The nearest bus stop is approximately a direct 50m from the centre of the site.	Green
17. Distance to designated village centre : Stanton – War memorial:	The memorial is approximately a direct 420m from the centre of the site.	Red
18. Distance to primary school:	The memorial is approximately a direct 400m from the centre of the site.	Red
19. Current existing informal/formal recreational opportunities on site?	None found.	Green
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?	Yes, a long footpath runs along the Northern boundary of the site and this would have to be re-routed to allow site access.	Red

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
22. Gas, oil, pipelines and networks & electricity transmission network? (not sewage/water):	A utility cable is found crossing within and adjacent to the site, these could be easily re-routed.	Amber
23. Any nuisance issues (noise, light, odour)?	No major issues identified.	Green
24. Any contamination issues?	None found on the site.	Green
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?	No issues identified.	Green
SUMMARY	Red - 9 Amber - 8 Green - 9	AN AMBER SCORING SITE.